



Staff accept the Institute of Public Works Engineering Australasia (IPWEA) award on behalf of Council for streambank rehabilitation works along Alison Road to minimise erosion entering into Tuggerah Lakes.

Wyong Shire Council

Business Paper

ORDINARY COUNCIL MEETING

12 November 2014

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MEETING NOTICE

The **ORDINARY COUNCIL MEETING**
of **Wyong Shire Council**
will be held in the **Council Chamber,**
Wyong Civic Centre, Hely Street, Wyong on
WEDNESDAY 12 NOVEMBER 2014 at 5.00 pm,
for the transaction of the business listed below:

OPENING PRAYER

ACKNOWLEDGEMENT OF COUNTRY

RECEIPT OF APOLOGIES

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7 QUESTIONS ON NOTICE ASKED

At the conclusion of the meeting and at the discretion of the Mayor, Council may meet with staff in an informal, non-decision making mode for a period of no more than 30 minutes.

Michael Whittaker
GENERAL MANAGER

1.1 Disclosures of Interest

TRIM REFERENCE: F2013/02042-02 - D11690997

MANAGER: Lesley Crawley, Manager

AUTHOR: Fiona Kurtz; Councillor Services Officer

The provisions of Chapter 14 of the *Local Government Act, 1993* regulate the way in which Councillors and nominated staff of Council conduct themselves to ensure that there is no conflict between their private interests and their public trust.

The Act prescribes that where a member of Council (or a Committee of Council) has a direct or indirect financial (pecuniary) interest in a matter to be considered at a meeting of the Council (or Committee), that interest must be disclosed as soon as practicable after the start of the meeting and the reasons for declaring such interest.

As members are aware, the provisions of the Local Government Act restrict any member who has declared a pecuniary interest in any matter from participating in the discussions, voting on that matter, and require that member to vacate the Chamber.

Council's Code of Conduct provides that if members have a non-pecuniary conflict of interest, the nature of the conflict must be disclosed. The Code also provides for a number of ways in which a member may manage non pecuniary conflicts of interest.

RECOMMENDATION

That Councillors now disclose any conflicts of interest in matters under consideration by Council at this meeting.

1.2 Proposed Inspections and Briefings

TRIM REFERENCE: F2013/02042-02 - D11691002

MANAGER: Lesley Crawley, Manager

AUTHOR: Fiona Kurtz; Councillor Services Officer

SUMMARY

Briefings proposed for this meeting and future meetings to be held in the Wilfred Barrett and Tim Farrell Committee Rooms:

Date	Briefing	Directorate
12/11/2014	Facts of and Strategy for Tidy Towns & LandCare	Community and Recreation Services
12/11/2014	CONFIDENTIAL: Building Certification Business	Development and Building
12/11/2014	Regional Playgrounds	Community and Recreation Services
12/11/2014	CONFIDENTIAL - Legal and Governance Org Review	GM Unit

RECOMMENDATION

That Council receive the report on Proposed Inspections and Briefings.

ATTACHMENTS

- 1 Councillor Proposed Briefings - Ordinary Meeting 12 November 2014 D11761327

Proposed Briefings List to date

Briefing Title:	Directorate:	Proposed Month:	Proposed Date:
Facts of and Strategy for Tidy Towns & LandCare	Community and Recreation Services		12/11/2014
CONFIDENTIAL: Building Certification Business	Development and Building		12/11/2014
Regional Playgrounds	Community and Recreation Services		12/11/2014
CONFIDENTIAL - Legal and Governance Org Review	GM Unit		12/11/2014
CCRDC Update - Graeme Inchley & Greg South	GM Unit		26/11/2014
2014/15 Q1	GM Unit		26/11/2014
Discussion on topics for weekend workshop - Capital budget - Key business objectives articulated and agreed - Q1 Report	GM Unit		26/11/2014
Motorbike Farm	Community and Recreation Services		26/11/2014
INSPECTION - Bellwood Close, Tuggerah (Lot 3042 DP 852260)	Property and Economic Development		03/12/2014
INSPECTION - 118 Sparks Road, Warnervale (Lot 18 DP 705440)	Property and Economic Development		03/12/2014
INSPECTION - 31 Aldenham Road, Warevale (Lot 51 DP 9215)	Property and Economic Development		03/12/2014
Rating Model (3 hrs)	GM Unit		10/12/2014
Fees and charges -- Special Rate Variation	GM Unit		21/01/2015
Wyong Employment Zone - results of DCP and S94 contributions Plan/Biocertification update, DCP amendment update	Property and Economic Development		11/02/2015
Community Facilities Strategy Update	Community and Recreation Services		11/02/2015
Q2 Report	GM Unit		25/02/2015
Ward Forums Annual Review	Community and Recreation Services		11/03/2015
Final draft plan changes and considerations	GM Unit		25/03/2015
Discuss and consider submissions -- Q3	GM Unit		27/05/2015
INSPECTION: Rezoning 10 Oscar Drive, Chittaway Point - RZ/7/2009		December	
INSPECTION: RZ/6/2014 - 216-220 Main Road Toukley - Rustrum Key Site & Part Toukley Gardens	Development and Building		

1.3 Address By Invited Speakers

TRIM REFERENCE: F2013/02042-02 - D11691005
MANAGER: Lesley Crawley, Manager
AUTHOR: Fiona Kurtz; Councillor Services Officer

SUMMARY

There have been no requests to address the Ordinary Meeting at the time of printing the Business Paper.

RECOMMENDATION

That Council receive the report on Invited Speakers.

ATTACHMENTS

Nil

1.4 Confirmation of Minutes of Previous Meeting

TRIM REFERENCE: F2013/02042-02 - D11691010

MANAGER: Lesley Crawley, Manager

AUTHOR: Fiona Kurtz; Councillor Services Officer

SUMMARY

Confirmation of minutes of the previous Ordinary Meeting of Council held on Wednesday 22 October 2014 and the Extraordinary Meeting of Council held Thursday 30 October 2014.

RECOMMENDATION

That Council confirm the minutes of the previous Ordinary Meeting of Council held on Wednesday 22 October 2014 and the Extraordinary Meeting of Council held Thursday 30 October 2014.

ATTACHMENTS

- | | | |
|---|---|-----------|
| 1 | Minutes - Ordinary Meeting 22 October 2014 | D11743629 |
| 2 | Minutes - Extraordinary Council Meeting 30 October 2014 | D11748280 |

WYONG SHIRE COUNCIL

**MINUTES OF THE
ORDINARY COUNCIL MEETING OF COUNCIL
HELD IN THE COUNCIL CHAMBER
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 22 OCTOBER 2014
COMMENCING AT 5.00PM**

PRESENT

Councillors D J Eaton (Chairperson), G P Best, B Graham, K G Greenwald, L R Y Nayna, L S Taylor, A Troy, D P Vincent and L D Webster.

IN ATTENDANCE

General Manager, Director Development and Building, Acting Director Infrastructure and Operations, Acting Director Property and Economic Development, Acting Director Community and Recreation Services, General Counsel, Acting Manager Marketing Tourism and Communications, Manager Corporate Governance, Chief Financial Officer, IT Infrastructure Administrator and two administration staff.

The Mayor, Councillor Eaton, declared the meeting open at 5.03m and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

Mayor Eaton delivered the opening prayer and Councillor Vincent read an acknowledgment of country statement.

APOLOGY

A leave of absence was granted at the Ordinary Meeting 8 October 2014 for Cr Matthews due to a conference attendance.

Maree Fyffe, on exchange from Southland District Council New Zealand presented a gift to Wyong Shire Council which was accepted by the Deputy Mayor, Councillor Webster.

At the commencement of the ordinary meeting report nos 1.1 and 6.5 were dealt with first then the remaining reports in order. However for the sake of clarity the reports are recorded in their correct agenda sequence.

1.1 Disclosures of Interest

Item 2.2 - Mayoral Minute - Christmas Party at Memorial Park to coincide with the Tuggerah Lakes Mardi Gras

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he is on the Mardi Gras Committee and participated in consideration of this matter.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Item 2.3 - Mayoral Minute - Wyong Regional Chamber of Commerce - October Breakfast Meeting

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he is on the Board of the Wyong Regional Chamber of Commerce and participated in consideration of this matter.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Councillor Greenwald declared a non-pecuniary insignificant interest in the matter for the reason that he is Council's alternative representative on The Wyong Regional Chamber of Commerce Board and participated in consideration of this matter.

Councillor Greenwald stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Item 3.1 - DA 661/2014 - Proposed Fence at 7 Amsterdam Circuit North Wyong

Councillor Best declared a non-pecuniary insignificant interest in the matter for the reason that the business he works for owns land in the local area/business park and participated in consideration of this matter.

Councillor Best stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty because they don't influence my view."

Councillor Eaton declared a non-pecuniary significant conflict of interest in the matter for the reason that a company owned by his family is the landowner, not the applicant.

Councillor Eaton vacated the chair at 5.56pm and Councillor Webster assumed the Chair for consideration of this item.

RESOLVED unanimously on the motion of Councillor GREENWALD and seconded by Councillor WEBSTER:

1161/14 That Council receive the report on Disclosure of Interest and note advice of disclosures.

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor BEST:

1162/14 That Council allow meeting practice to be varied.

1163/14 That Council use the exception method to deal with the balance of the Agenda.

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1164/14 That with the exception of report numbers 2.1, 2.2, 2.3, 3.1, 3.2, 4.2, 6.1, 6.2, 6.3, 6.5, 7.1, 7.4, 7.8 and 9.1 Council adopt the recommendations contained in the remaining reports.

1.2 Proposed Inspections and Briefings

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1165/14 That Council receive the report on Proposed Inspections and Briefings.

1.3 Address By Invited Speakers

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1166/14 That Council receive the report on Invited Speakers.

1167/14 That Council agree meeting practice be varied to allow reports from Directors and/or the General Manager to be dealt with following an Invited Speaker's address.

1.4 Confirmation of Minutes of Previous Meeting

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1168/14 That Council confirm the minutes of the previous Ordinary Meeting of Council held on Wednesday 8 October 2014.

Business Arising

There was no business arising.

2.1 Mayoral Minute - Consideration for Further Patrolled Beach in North of Shire to Meet Future Growth Needs

RESOLVED unanimously on the motion of Councillor EATON:

1169/14 That Council request staff to provide a report on:

- **The need for a further patrolled beach in the north of the Shire**
- **The appropriate timing of provision of a patrolled beach in that area**
- **Cost to deliver this service to the community.**

2.2 Mayoral Minute - Christmas Party at Memorial Park to coincide with the Tuggerah Lakes Mardi Gras

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he is on the Mardi Gras Committee and participated in consideration of this matter.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

RESOLVED unanimously on the motion of Councillor EATON:

1170/14 That Council request staff to investigate the viability of incorporating a Christmas Party with the Ward Forum at Memorial Park The Entrance on the Saturday evening of the Mardi Gras.

2.3 Mayoral Minute - Wyong Regional Chamber of Commerce - October Breakfast Meeting

Councillor Taylor declared a non-pecuniary insignificant interest in the matter for the reason that he is on the board of the Wyong Regional Chamber of Commerce and participated in consideration of this matter.

Councillor Taylor stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

Councillor Greenwald declared a non-pecuniary insignificant interest in the matter for the reason that he is Council's alternative representative on The Wyong Regional Chamber of Commerce board and participated in consideration of this matter.

Councillor Greenwald stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty."

RESOLVED unanimously on the motion of Councillor EATON:

- 1171/14** That Council authorise those interested Councillors to attend the Wyong Chamber of Commerce October Breakfast Meeting on 28 October 2014 at Mingara in accordance with the Council's Facilities and Expenses Policy for Councillors.
- 1172/14** That Council authorise the reimbursement of expenses for Councillors in accordance with the Council's Facilities and Expenses Policy for Councillors.

3.1 DA 661/2014 - Proposed Fence at 7 Amsterdam Circuit North Wyong

Councillor Best declared a non-pecuniary insignificant interest in the matter for the reason that the business he works for owns land in the local area/business park and participated in consideration of this matter.

Councillor Best stated:

"I choose to remain in the chamber and participate in discussion and voting as the conflict has not influenced me in carrying out my public duty because they don't influence my view."

Councillor Eaton declared a non-pecuniary significant conflict of interest in the matter for the reason that a company owned by his family is the landowner, not the applicant.

Councillor Eaton vacated the chair at 5.56pm and Councillor Webster assumed the Chair for consideration of this item.

Councillor Eaton left the meeting at 5.56pm and returned to the meeting at 5.58pm and as a result took no part in voting.

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TROY:

- 1173/14** That Council grant consent subject to the conditions detailed in the schedule attached to the report and having regard to the matters for consideration detailed in Section 79C of the Environmental Planning and Assessment Act and other relevant issues.
- 1174/14** That Council authorise the General Manager to determine any application for minor modifications to the approved development plans and/or consent conditions.

FOR: COUNCILLORS BEST, GRAHAM, GREENWALD, NAYNA, TAYLOR, TROY, VINCENT AND WEBSTER

AGAINST: NIL

Councillor Eaton resumed the chair.

3.2 Draft State Environmental Planning Policy Amendment in Respect of the Westfield and Gateway Sites Tuggerah (Wyong Local Environmental Plan 2013 Deferred Area) Public Exhibition - Draft Submission

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor NAYNA:

1175/14 That Council consider the draft submission proposed by staff in response to the Draft State Environmental Planning Policy (SEPP) Amendment in respect of the Westfield and Gateway Sites Tuggerah (Wyong Local Environmental Plan (LEP) 2013 Deferred Area) public exhibition.

1176/14 That Council request the General Manager to forward the submission to the Department of Planning and Environment (DoP&E) subject to any amendments endorsed by Council.

FOR: COUNCILLORS BEST, EATON, GRAHAM, GREENWALD, NAYNA, TAYLOR, TROY, VINCENT AND WEBSTER

AGAINST: NIL

4.1 Compulsory Acquisition by Agreement from Crown Lands of Lot 519 DP 821134, Morris Place, Bateau Bay

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1177/14 That Council acquire by agreement pursuant to Section 29 of The Land Acquisition (Just Terms Compensation) Act 1991, Lot 519 DP 821134 Morris Place, Bateau Bay from The Crown for compensation as determined by the Valuer General.

1178/14 That Council authorise the signing on behalf of Council by the General Manager of all documentation associated with the acquisition of the land referred to in Item 1 to Council including the application for compulsory acquisition to the Minister for Local Government.

1179/14 That Council classify Council land Lot 519 DP 821134 as operational land.

1180/14 That Council advertise the proposal to classify in accordance with Section 34 of the Local Government Act 1993 subject to the exchange being approved by the Minister and Governor.

1181/14 That Council adopt the classification if no material adverse submissions being received.

4.2 Classification of Land at Fountaindale

RESOLVED on the motion of Councillor NAYNA and seconded by Councillor TAYLOR:

- 1182/14 That Council propose classification of Part of Lot 23 DP 1169704 being that part shown as Lot 1 in the unregistered plan of subdivision of Lot 23 as operational land.
- 1183/14 That Council advertise the proposal in accordance with Section 34 of The Local Government Act 1993.
- 1184/14 That Council adopt the classification, if no adverse submissions are received.

FOR: COUNCILLORS BEST, EATON, GRAHAM, GREENWALD, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLOR VINCENT

5.1 CPA/247886 - Road Safety Barrier Systems

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

- 1185/14 That Council accept the tender from Irwin Fencing Pty Ltd, as the first ranked Contractor in a panel of 6 Contractors, for a period of up to 3 years for Contract CPA/247886– Road Safety Barrier Systems. The estimated annual expenditure against this contract is \$601,501.00 (excl GST), however actual expenditure may vary significantly with fluctuations in demand.
- 1186/14 That Council accept the following order for the ranked panel, after Irwin Fencing Pty Ltd.
- 2nd Ranked Contractor – Guardrail Installations Pty Ltd
 3rd Ranked Contractor – A1 Highways
 4th Ranked Contractor – Evolution Civil Maintenance Pty Ltd
 5th Ranked Contractor – JC's Constructions Pty Ltd
 6th Ranked Contractor – D & P Fencing Contractors.
- 1187/14 That Council determine the Tender Evaluation Report in Attachment A remains confidential in accordance with Section 10 A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature, except for the name of the successful tenderers, which may be disclosed after Council has resolved to accept those tenders.
- 1188/14 That Council delegate to the Director Infrastructure and Operations the power to approve the option for a further term and any financial variations required under this contract.

6.1 Amendment to Policy for Property Transactions - Sales and Acquisitions

Councillor Troy left the meeting at 6.22pm and returned to the meeting at 6.23pm during consideration of this item.

RESOLVED on the motion of Councillor NAYNA and seconded by Councillor BEST:

1189/14 That Council adopt the amended Policy for Property Transactions – Sales and Acquisitions.

FOR: COUNCILLORS BEST, EATON, GRAHAM, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GREENWALD AND VINCENT

6.2 Property Portfolio Review Project - Stage 2

Councillor Best left the meeting at 6.51pm and returned to the meeting at 6.53pm during consideration of this item.

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor NAYNA:

1190/14 That Council authorise the sale of the following properties:

- 1 3W Eric Place, Berkeley Vale (Lot 40 DP 263868)
- 2 79 Hillside Drive, Berkeley Vale (Lot 216 DP 216319)
- 3 7W Sunnyhills Terrace, Berkeley Vale (Lot 18 DP 262327)
- 4 Malvina Parade, Gorokan (Lot 351 DP 26286)
- 5 23 Mary Street, Gorokan (Lot 48 DP 19705)
- 6 43W Ulana Avenue, Halekulani (Lot 2 DP 218406)
- 7 101W Malvina Parade, Lake Haven (Lot 191 DP 12248)
- 8 92 Budgewoi Road, Noraville (Lot 102 DP 26104)
- 9 8 Wyndora Avenue, San Remo (Lot 146 DP 28798)
- 10 3 Boomerang Road, The Entrance (Lot 100 DP 734527)
- 11 160A The Entrance Road, The Entrance (Lot B DP 376323)
- 12 307 Tuggerawong Road, Tuggerawong (Lot 65 DP 13019)
- 13 1W Lucca Road, Wyong (Lot 21 DP 243037)
- 14 2W Lucca Road, Wyong (Lot 1 DP 243037)
- 16 48W Berne Street, Bateau Bay (Lot 4 DP 717462)
- 17 48W Debra Anne Drive, Bateau Bay (Lot 284 DP 875780)
- 18 9W Greenwood Avenue, Berkeley Vale (Lot 19 DP 262327)
- 19 5 Sunnyhills Terrace, Berkeley Vale (Lot 12 DP 730803)
- 20 44W Mckellar Boulevard, Blue Haven (Lot 997 DP 1035659)
- 21 44W Mckellar Boulevard, Blue Haven (Lot 999 DP 1035659)
- 22 46W Olney Drive, Blue Haven (Lot 998 DP 1035659)
- 23 198 Roper Road, Blue Haven (Lot 15 DP 1184211)
- 24 10 Wallarah Road, Gorokan (Lot 342 DP 778683)
- 25 67 Gilbert Street, Long Jetty (Lot 72 DP 20749)
- 26 15W Willow Street, Long Jetty (Lot 2 DP 403459)
- 27 2 Budgewoi Road, Noraville (Lot 4C DP 24617)
- 28 444W Main Road, Noraville (Lot 22 DP 717325)
- 29 13W Alex Close, Ourimbah (Lot 38 DP 787730)
- 30 24W Kauri Court, Ourimbah (Lot 68 DP 793613)
- 31 23W Old Farm Place, Ourimbah (Lot 11 DP 862250)
- 32 2W Benelong Street, The Entrance (Lot 2 DP 614907)

- 33 78W Main Road, Toukley (Lot 370 DP 815190)
- 34 98W Main Road, Toukley (Lot 97 DP 14731)
- 36 152W Pacific Highway, Watanobbi (Lot 3 DP 541094)
- 37 222W Pacific Highway, Watanobbi (Lot 1 DP 562779)
- 38 28W Marathon Street, Wyong (Lot 3 DP 582389).

- 1191/14 That Council authorise the General Manager to finalise the terms of sale.
- 1192/14 That Council authorise the General Manager and the Mayor to execute all necessary documentation relevant to the sale of these properties.
- 1193/14 That Council authorise the Common Seal of Wyong Shire Council to be affixed to the formal documents associated with the sale of land as required between Wyong Shire Council and the purchaser.
- 1194/14 That Council defer the following sites pending inspection:
- 15 44W Springall Avenue, Wyongah (Lot 210 DP 26178)
 - 35 45W Pacific Highway, Tuggerah (Lot 1 DP 605627).

6.3 Lakes Beach Access Ramp

Councillor Greenwald left the meeting at 7.00pm and returned to the meeting at 7.02pm during consideration of this item.

Councillor Vincent left the meeting at 7.23pm and returned to the meeting at 7.24pm during consideration of this item.

Councillor Taylor left the meeting at 7.23pm and returned to the meeting at 7.25pm during consideration of this item.

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor TROY:

- 1195/14 That Council agree to take ownership of and maintain the Lakes Beach access ramp Stage 1 which is located on Council controlled land.

6.4 Councillor Attendance - LGNSW's Inaugural Mayor's Weekend Seminar

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

- 1196/14 That Council authorise interested Councillors to attend LGNSW's Inaugural Mayor's Weekend Seminar in accordance with the Council's Facilities and Expenses Policy for Councillors.
- 1197/14 That Council authorise the reimbursement of expenses for Councillors in accordance with the Council's Facilities and Expenses Policy for Councillors.

6.5 Presentation of 2013/14 Annual Financial Statements

Mr Dennis Banicevic, representing PricewaterhouseCoopers, addressed the meeting at 5.11pm, answered questions and retired at 5.21pm.

RESOLVED unanimously on the motion of Councillor WEBSTER and seconded by Councillor BEST:

1198/14 That Council present the Audited 2013/14 Financial Statements in accordance with the Local Government Act 1993.

1199/14 That Council invite the External Auditor, Mr Dennis Banicevic (representing PricewaterhouseCoopers) to formally present the Auditor's report on Council's 2013/14 Financial Statements.

7.1 Information Concerning Rates and Charges Written Off 2013-14

Councillor Troy left the meeting at 7.29pm and returned to the meeting at 7.31pm during consideration of this item.

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor GREENWALD:

1200/14 That Council receive the report on Information Concerning Rates and Charges Written Off 2013-14.

7.2 Investment Report for September 2014

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1201/14 That Council receive the Investment Report for September 2014.

7.3 Wyong Shire Council Quarterly Risk Management Report - August 2014

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1202/14 That Council receive the report and note the current status of high level risks in Wyong Shire Council as at August 2014.

7.4 Stage 2 Land Reclassification

Councillor Vincent left the meeting at 7.39pm and returned to the meeting at 7.41pm during consideration of this item.

Councillor Taylor left the meeting at 7.41pm and returned to the meeting at 7.42pm during consideration of this item.

RESOLVED on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1203/14 That Council prepare a Planning Proposal to amend Wyong Local Environmental Plan (LEP) 2013 to reclassify all of Council's community land parcels to operational land.

1204/14 That Council endorse the referral of the Planning Proposal to the Department of Planning and Environment (DoPE) accompanied by a request for a Gateway Determination pursuant to Section 56 of the EP&A Act 1979.

1205/14 That Council undertake community and government agency consultation, in accordance with the requirements attached to any Gateway Determination.

1206/14 That Council request the DoPE to prepare a relevant Local Environmental Plan amendment, and that the Minister be requested to make the Plan, subject to there being no significant objections that cannot be resolved by making minor amendments to the Planning Proposal.

FOR: COUNCILLORS BEST, EATON, GRAHAM, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GREENWALD AND VINCENT

7.5 Key changes following the Local Government (State) Award 2014 implementation

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1207/14 That Council receive the report on Key changes following the Local Government (State) Award 2014 implementation.

7.6 December Staffing Arrangements - Christmas Period Leave

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1208/14 That Council receive and note the outlined staff and Council Chambers arrangements for December 2014.

7.7 Draft Minutes of the Tuggerah Lakes Estuary, Coastal and Floodplain Management Committee - 2 October 2014

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1209/14 That Council receive the Minutes of the Tuggerah Lakes Estuary, Coastal and Floodplain Management Committee meeting held on 2 October 2014.

7.8 Marshalling Yards for TfNSW

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor TROY:

1210/14 That Council receive and note the report on Marshalling Yards for Transport for New South Wales (TfNSW).

1211/14 That Council write to relevant State Ministers advising of Council's opposition to the proposal and to recognise the strategic impact on the Shire and to work with Council staff to find an alternate site.

1212/14 That Council delegate to the General Manager to continue to liaise with Transport for New South Wales regarding potential alternatives.

1213/14 That Council seek to send a delegation of the General Manager and Mayor to the Premier and Minister to personally highlight Council's and the community's strident opposition to the proposed university site location.

1214/14 That Council request clarification the location of the freight relief lines from Tuggerah through to Wyong due to the possible impact on a proposed upgrade of the Pacific Highway.

7.9 Works in Progress - Water Supply and Sewerage

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1215/14 That Council receive the report on Works in Progress - Water Supply and Sewerage.

7.10 General Works in Progress

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1216/14 That Council receive the report on General Works in Progress.

7.11 Activities of the Development Assessment and Building Certification Compliance and Health Units

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1217/14 That Council receive the report on Activities of the Development Assessment and Building Certification Compliance and Health Units for the month of September 2014.

7.12 Results of Water Quality Testing for Beaches and Lake Swimming Locations

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1218/14 That Council receive the report on Results of Water Quality Testing for Beaches and Lake Swimming Locations.

7.13 Outstanding Questions on Notice and Notices of Motion

RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor WEBSTER:

1219/14 That Council receive the report on Outstanding Questions on Notice and Notices of Motion.

9.1 Notice of Motion - Council's Support for Seniors Accommodation

RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor TROY:

1220/14 That Council note concerns raised by the Community in relation to Council's initiative to provide land to establish affordable Seniors living in the Wadalba area.

1221/14 That Council request the General Manager to provide a report which includes the options, the development process and indicates what legal mechanisms are available to Council to provide certainty of usage, of the identified land, for seniors accommodation.

1222/14 That Council reaffirm its commitment to providing adequate Seniors services including suitable housing options in appropriate and convenient locations in the Shire.

1223/14 That Council recognise the intergenerational support and benefits of locating seniors in close proximity to their families.

QUESTIONS ON NOTICE

**Q78/14 Gwandalan and Summerland Point Peninsula Improvement Group
Councillor Greg Best**

“Mr Mayor,

My question is on behalf of the residents of our Shires North.

As their local Council representative I am seeking to assist them with feedback/information around the issues contained in their attached letter.

The Gwandalan and Summerland Point Peninsula Improvement Group (GASPPIG) are meeting to discuss and seek clarity from Council on these issues.

To assist them could you please provide suitable correspondence to be sent to the Secretary of the group for tabling at their upcoming community meeting scheduled for Nov 11th. Thank you?”

**Q79/14 Norah Head Boat Ramp Update
Councillor Greg Best**

“Mr Mayor,

As the local area Councillor I have been approached by many in the community seeking an update with regards to Council’s progress on the new ocean boat ramp.

The feedback I am receiving , Mr Mayor, is that the community is very supportive of Council’s efforts in delivering this new ramp, however they are keen to see its completion, could you please advise at your earliest convenience?”

THE MEETING closed at 8.11pm.

WYONG SHIRE COUNCIL

**MINUTES OF THE
EXTRAORDINARY COUNCIL MEETING OF COUNCIL**
HELD AT CAROLINE BAY BRASSERIE & FUNCTION CENTRE,
36 WEBB STREET, EAST GOSFORD
ON 30 OCTOBER 2014
COMMENCING AT 6.15 PM

PRESENT

Councillors D J Eaton (Chairperson), R L Graham, K G Greenwald, L A Matthews, L S Taylor, A Troy, D P Vincent and L D Webster.

IN ATTENDANCE

General Manager, Acting Director Development and Building, Acting Director Infrastructure and Operations, Acting Director Property and Economic Development, Acting Director Community and Recreation Services, General Counsel, Acting Manager Communications and one administration staff.

The Mayor, Councillor Eaton, declared the meeting open at 6.15 pm and advised in accordance with the Code of Meeting Practice that the meeting is being recorded.

The Mayor, Councillor Eaton delivered the opening prayer and read an acknowledgment of country statement.

APOLOGY

An apology for the inability to attend the meeting was received on behalf of Councillor Nayna due to work commitments and Councillor Best due to personal reasons.

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

That Council accept the apologies and grant leave of absence from the meeting.

1.1 Disclosures of Interest

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

That Council receive the report on Disclosure of Interest and the fact that no disclosure was made be noted.

PROCEDURAL MOTION

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1 That Council allow meeting practice to be varied.**
- 2 That Council adopt the balance of the Agenda.**

2.1 Proposed Meeting Dates and Times for the Central Coast Regional Organisation of Councils

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1 That Council note that the meeting dates and locations for the CCROC Executive Committee are as follows:**
 - 4 December 2014 commencing at 4pm - GCC**
 - All future meetings be held each quarter**
- 2 That Council note that the meeting dates and locations for the Central Coast Organisation of Councils Joint Meetings are:**
 - 30 October 2014 commencing at 5.30pm - GCC**
 - 18 December 2014 commencing at 5.30pm - WSC**
 - All future meetings be held each quarter**
- 3 That Council adopt to hold an Extraordinary Council Meeting following each CCROC Joint meeting.**

2.2 Draft Central Coast Water Corporation 2013/14 Financial Statements

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1 That Council note that the CCROC Executive referred the draft Central Coast Water Corporation financial statements for 2013/14 (as presented) to the Member Councils for the Shareholders to execute all documents related to the draft 2013/14 financial reports as required by legislation on 2 October 2014.**
- 2 That Council note that the CCROC Executive referred the draft Central Coast Water Corporation financial statements for 2013/14 (as presented) to external audit on 2 October 2014.**

- 3 That Council note that the CCROC Executive set 30 October 2014 as the date for the presentation of the audited 2013/14 financial statements and external audit report in accordance with section 419(1) of the Local Government Act 1993.

2.3 Final Central Coast Water Corporation 2013/14 Financial Statements

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1 That Council receive the External Audit Reports for the Central Coast Water Corporation Financial Statements for the Year Ended - 30 June 2014.
- 2 That Council adopt the Final Central Coast Water Corporation 2013/14 Financial Statements for the Year Ended - 30 June 2014.

2.4 Future Governance Arrangements for Joint Water Assets

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

- 1 That Council write to the Minister requesting dissolution of CCWC and the repeal of the CCWC Act.
- 2 That Council receive the report on Future Governance Arrangements for Joint Water Assets.
- 3 That Council note that the CCWC Board is no longer operating.
- 4 That Council establish a joint committee for the management of the bulk water of the two Councils comprising of the CCROC Executive to meet at least quarterly.

3.1 Lower Hunter Water Plan

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

That Council receive the report on the Lower Hunter Water Plan.

3.2 'Fit for the Future' State Government Response to the Independent Local Government Review Panel Final Report

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

That Council receive the report on 'Fit for the Future' State Government Response to the Independent Local Government Review Panel Final Report.

THE MEETING closed at 6.16 pm.

12 November 2014

To the Ordinary Council Meeting

Councillor

2.1 Investigation into the potential provision of a Regional Skate/BMX Facility in Wyong Shire

TRIM REFERENCE: F2014/01266 - D11751099

AUTHOR: Doug Eaton; Councillor

With staff providing the Wyong Shire Skate Strategy for Council to consider at this meeting and with Councils Community Agenda commencing in 2015/16, it is important for Council to demonstrate a strong commitment to investment in infrastructure for our Shire's young people.

I believe Council needs to develop a high quality Skate/BMX facilities that is designed to provide a diverse range of leisure and recreational activities for use by our young people and visitors so as to foster more community connectedness. This regional Skate/BMX park should also be located and designed so as to encourage affordable participation in the sport while also promoting healthy active outcomes.

With the Shire's rapidly increasing youth population a world class facility will create ongoing opportunities for the Shire's skateboarders and BMX riders.

I formally move:

- 1 That Council support in principle the concept of building a best value regional skate/ BMX Facility within the Shire.**
- 2 That Council request the General Manager to direct Staff to include the regional Skate/BMX facility proposal as part of the draft 2015/2016 budget for discussion at the Councillor's Strategy Workshop in February 2015.**
- 3 That Council request the General Manager to direct staff to provide a further report to Council on costs , location , benefits and design options for the proposed regional skate/BMX Facility.**

ATTACHMENTS

Nil.

3.1 Policy for Determining Development Applications Subject to Significant Public Objections

TRIM REFERENCE: F2009/00055 - D11731807

MANAGER: Scott Cox, Director

AUTHOR: Emily Goodworth; Team Coordinator

SUMMARY

This report considers the draft Policy for Determining Development Applications Subject to Significant Public Objection that was recently exhibited. The Policy seeks to clarify and confirm the development application determination function by Council's Director of Development and Building.

RECOMMENDATION

- 1 That Council adopt the Policy for Determining Development Applications Subject to Significant Public Objection and appropriate public notice be given.**
- 2 That Council note that the adopted policy will come into effect following appropriate notice being given.**

BACKGROUND

Council at its meeting held on 13 August 2014 resolved as follows:

"RESOLVED unanimously on the motion of Councillor NAYNA and seconded by Councillor TAYLOR:

874/14 That Council exhibit the draft Policy for Determining Development Applications Subject to Significant Public Objection for 28 days, and

875/14 That Council request the General Manager to report the details of the community feedback received during the public exhibition period."

THE PROPOSAL

The Director of Development and Building currently has delegation to determine development applications regardless of the number of public submissions received in response to the public notification period. It has been the practice of the Director of Development and Building to refer development applications with 60 submissions or more to Council for consideration, however, this approach has never been formally endorsed by Council.

Reporting matters to Council has the benefit of informing Councillors of the concerns of the community, providing an opportunity for members of the public to directly address the Council and to improve transparency when determining controversial development applications.

In accordance with the draft policy, development applications subject to 100 submissions or more would be reported to Council, unless the application is recommended for refusal or the issues raised in the submissions as a result of the original notification of the application have been adequately resolved through modifications to the proposal.

In instances where significant physical modifications to a development proposal are undertaken, the development application would be publically re-notified. If less than 100 submissions are received in response to the re-notification period and the Director of Development and Building is of the opinion that the community's concerns have been addressed, the application would not necessarily be reported to an Ordinary Meeting of Council. However, Councillors would be advised of the development application through a Councillor Business Update and could request that the development application be reported to and considered by the Council.

For development applications that receive more than 50 but less than 100 submissions, a Councillor Business Update would be provided, advising all Councillors of the number of submissions received and the issues that were raised. Councillors would then have an opportunity to request that the development application be reported to an Ordinary Meeting of Council.

Nothing in the draft Policy prevents Councillors from 'calling up' any application that they would like reported to an Ordinary Meeting of Council.

It is proposed that Council adopt the attached policy which clearly outlines when development applications will be determined by the Director of Development and Building and when they will be referred to Council for determination.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Regulatory	Development Assessment	<p>Creating and maintaining clear policies that guide regulatory activities.</p> <p>Ensuring consistent and fair application of regulatory functions.</p> <p>Maintaining positive relationships with the community.</p>	N/A	Establish clear guidelines for the determination of development applications subject to significant public interest.

Link to Community Strategic Plan (2030)

The Policy is consistent with the first overriding principle set out in the Community Strategic Plan, as follows:

“Government is conducted with openness and transparency involving the community in the decisions that affect it.

The roles of government include:

- *timely, equitable and appropriate services and facilities for the community ensuring those services and facilities are managed and maintained efficiently*
- *keeping the local community and other government levels informed about its activities*
- *ensuring that, in the exercise of its day to day functions, it acts consistently”.*

The Policy will establish clear guidelines for when it is appropriate for development applications to be reported to an Ordinary Meeting of Council based on the number of public submissions received.

CONSULTATION

The draft Policy was placed on public exhibition between 22 August and 19 September 2014. Public notification was placed in the Central Coast Express Advocate on Friday 22 August 2014 and the draft policy was available for review during business hours at the following locations:

- Council’s Civic Centre, Hely Street Wyong
- Tuggerah Information Centre, Westfield Shopping Centre, Tuggerah
- The Entrance Library and Council Services, 211A The Entrance Road, The Entrance

3.1 Policy for Determining Development Applications Subject to Significant Public Objections (contd)

- Lake Haven Library and Information Centre, Lake Haven Shopping Centre, Lake Haven

The exhibition material was also available on Council's website during the exhibition period.

No submissions were received during the notification period.

No changes to the draft Policy are proposed.

GOVERNANCE AND POLICY IMPLICATIONS

Jurisdiction

The adoption of the Policy would not compromise nor limit the ability of Councillors to call any development application for consideration to an Ordinary Meeting of Council.

The policy does not confer any delegated authority upon any person.

CONCLUSION

The Policy for Determining Development Applications Subject to Significant Public Objection will provide clarity to the community, applicants, staff and Councillors in relation to the procedure for determining development applications that are subject to significant public objection.

ATTACHMENTS

- | | | |
|---|---|-----------|
| 1 | Draft Policy for Determining Development Applications subject to Significant Public Objection | D11731853 |
| 2 | Copy of Notification in Newspaper 22 August 2014 | D11737176 |



POLICY No:

POLICY FOR DETERMINING DEVELOPMENT APPLICATIONS SUBJECT TO SIGNIFICANT PUBLIC OBJECTION

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AUTHORITY	NAME & TITLE
AUTHOR	Jenny Webb
MANAGER	Tanya O'Brien
DIRECTOR	Scott Cox
GENERAL MANAGER	Michael Whittaker

CERTIFIED A TRUE COPY OF POLICY ADOPTED BY COUNCIL

AUTHOR SIGNATURE	
COUNCIL RESOLUTION DATE	

History of Revisions:

Version	Date	TRIM Doc. #
1		

A. POLICY SUMMARY

- A1 The purpose of this policy is to establish a framework for the determination of Development Applications under the *Environmental Planning and Assessment Act, 1979*, which are subject to significant public objection.

B. POLICY BACKGROUND

- B1 The *Environmental Planning and Assessment Act, 1979* provides for public participation as part of the assessment process for certain Development Applications. Where required, development applications are publically notified and during the notification period, any person may make written submissions to the Council with respect to the development application.
- B2 Submissions on development applications must be made in writing and lodged with Council within the notification period. This period may be extended by Council where it is considered appropriate.
- B3 Council must consider all submissions received within the notification period in its assessment of the relevant Development Application.
- B4 Submissions assist Council in being aware of relevant issues and community concerns when determining an application.
- B5 The Director of Development and Building currently has delegation to determine development applications regardless of the number of submissions received in response to the public notification period.
- B6 It is appropriate that development applications that are subject to significant public objection are reported to an Ordinary Meeting of Council.

C. DEFINITIONS

- C1 **Council** means Wyong Shire Council, being the organisation responsible for the administration of Council affairs and operations and the implementation of Council policy and strategies.
- C2 **Councillor Business Update** means a notice distributed by the Director of Development and Building (or delegate) to all elected Wyong Shire Councillors.
- C3 **Development Application** means an application made to a consent authority, generally Council, to enable development to be carried out in accordance with Part 4 of the *Environmental Planning and Assessment Act, 1979*.
- C4 **Notification Period** means the statutory period during which submissions may be received, as determined by the Environmental Planning and Assessment Regulation, 2000 or Wyong Development Control Plan 2013 Chapter 1.2 – Notification of Development Proposals. The statutory notification period may be extended by Council where it is considered appropriate.
- C5 **Petition** means a submission that is signed by three (3) or more people.
- C6 **Submission** means a written response received by Council as a result of the public notification of a Development Application.

D. POLICY STATEMENTS**Jurisdiction**

- D1 This Policy covers all elected members of Council, all personnel employed by Council, any person or organisation contracted to or acting on behalf of Council, any person or organisation employed to work on Council premises or facilities and all activities of the Council.
- D2 This policy does not confer any delegated authority upon any person. All delegations to staff are issued by the General Manager.

General

- D3 The procedure for assessing Development Applications is governed by the *Environmental Planning and Assessment Act, 1979*. This Policy does not impact on the statutory obligation to consider submissions as part of the development assessment process.
- D4 Nothing in this Policy prevents a Councillor from requesting that a Development Application be reported to an Ordinary Meeting of Council.

E. POLICY IMPLEMENTATION - PROCEDURES

- E1 This policy should be read in conjunction with the Wyong Council Code of Conduct.
- E2 It is the personal responsibility of all Council employees and agents thereof to have knowledge of, and to ensure compliance with this policy.

Procedure for Determining Development Applications subject to Significant Public Objection

- E3 Development Applications with less than 50 submissions and/or petitions totalling less than 50 signatures – Will be determined under the appropriate Director/ Manager/Staff delegations, unless called up by a Councillor.
- E4 Development Applications subject to between 50 and 100 submissions; or petitions totalling more than 50 signatures – The Director of Development and Building will provide a Councillor Business Update outlining the number of submissions and/or petitions received and the issues that were raised. Councillors may request whether they would like the matter to be reported to an Ordinary Meeting of Council.
- E5 Development Applications with more than 100 submissions (not including petitions) – The Director will report the application to an Ordinary Meeting of Council for consideration, unless:
- i. The application is recommended for refusal; or
 - ii. Changes have been made to the proposal, which, in the opinion of the Director of Development and Building, have adequately addressed the issues raised during the notification period/s and there was a substantial reduction in the number of submissions (to less than 100) as a result of the re-notification period.

In the event of (i) or (ii) as described above, the Director of Development and Building will provide a Councillor Business Update as detailed in E4.

E6 Associated documents

- Council Code of Conduct
- Council Delegation Register
- Wyong Development Control Plan 2013 Chapter 1.2 – Notification of Development Proposals
- Environmental Planning and Assessment Act, 1979

Wyong Shire Council



Wyong
Shire
Council
CENTRAL COAST

Council resolved on 13 August 2014 to publicly exhibit the following draft Policy:

Policy for Determining Development Applications subject to Significant Public Objection

The draft Policy will be placed on public exhibition at the following locations:

- Council's Civic Centre, Hely St, Wyong
- Tuggerah Information Centre, Westfield Shopping Centre, Tuggerah
- The Entrance Library and Council Services, 211A The Entrance Rd, The Entrance
- Lake Haven Library and Information Centre, Lake Haven Shopping Centre, Lake Haven

The draft Policy may be inspected during business hours from Friday 22 August 2014 until Friday 19 September 2014. Submissions should be addressed to the General Manager and will be accepted until 5pm, Friday 19 September 2014.

Your attention is drawn to the provisions of the *Government Information (Public Access) Act 2009* (GIPA Act) which allows for possible access to certain public and personal documentation. Should you require general information about this Act, Council's Public Officer may be contacted on 4350 5555.

The exhibition material is also available on Council's website www.wyong.nsw.gov.au.

Dated: 22 August 2014

Council Chambers
PO Box 20
WYONG NSW 2259

Michael Whittaker
GENERAL MANAGER

3.2 Exhibition Submission - Your Future Central Coast: A Discussion Paper

TRIM REFERENCE: F2013/01423 - D11757076

MANAGER: Scott Cox, Director

AUTHOR: Jenny Mewing; Strategic Planner

SUMMARY

This report considers the 'Your Future Central Coast' discussion paper published by the Department of Planning and Environment (DP&E). This report recommends that a submission be made outlining these matters which require additional consideration by NSW Planning and Environment in developing the Central Coast Regional Growth and Infrastructure Plan.

RECOMMENDATION

- 1 That Council consider the draft submission prepared in response to the 'Your future: Central Coast' Discussion Paper.**
- 2 That Council request the General Manager to forward the submission to the NSW Planning and Environment (DP&E) subject to any amendments endorsed by Council.**

BACKGROUND

The DP&E released the 'Your future Central Coast' discussion paper for public comment. The discussion paper provides an analysis of the current scenario for the central coast, highlighting the existing strengths and weakness.

The discussion paper is the first step in the development of a Central Coast Regional Growth and Infrastructure (CCRG&I) Plan. The plan, once developed, will replace the existing Central Coast Regional Strategy (CCRS, 2006) and North Wyong Shire Structure Plan (NWSSP, 2012). Once adopted, the CCRG&I Plan will provide a framework to support expected population growth to 2031 and guide land use decisions by:

- Setting housing and employment targets;
- Identifying potential growth areas;
- Determine new regional infrastructure; and
- Guide more detailed local government planning.

The DP&E is seeking comments about what strategies and actions are needed to provide housing employment and natural resource management for the region.

3.2 Exhibition Submission - Your Future Central Coast: A Discussion Paper (contd)

The discussion paper identifies that by 2031, as a region, the Central Coast can be expected to:

- Have a population growth of 64,250 persons;
- Have 26% of the population aged over 65 years of age;
- Have a housing demand of 36,800 new homes; and
- Require an additional 30,750 new jobs to support the expected additional population.

A comparison of the above figures, against those projected by the CCRS is provided in the following table:

	Regional Strategy Estimates (2008)		2031 Estimates		Change (2008 - 2031)	
	Wyong	Gosford	Wyong	Gosford	Wyong	Gosford
Population	70,000	30,000	41,652	23,852	40%	20%
Dwellings	39,500	16,500	23,400	13,400	41%	19%
Jobs	27,000	18,000	15,060	15,023	44%	17%

Table 1 Population, Dwelling & Employment Comparison, CCRS (2006) Vs Discussion Paper (2014)

The decrease in the projected population and dwelling targets is a response to the slower than anticipated growth rates between 2006 and 2011.

A draft submission has been prepared on behalf of Council responding to the public exhibition is attached.

Specific matters which have been raised in the submission relate to the following:

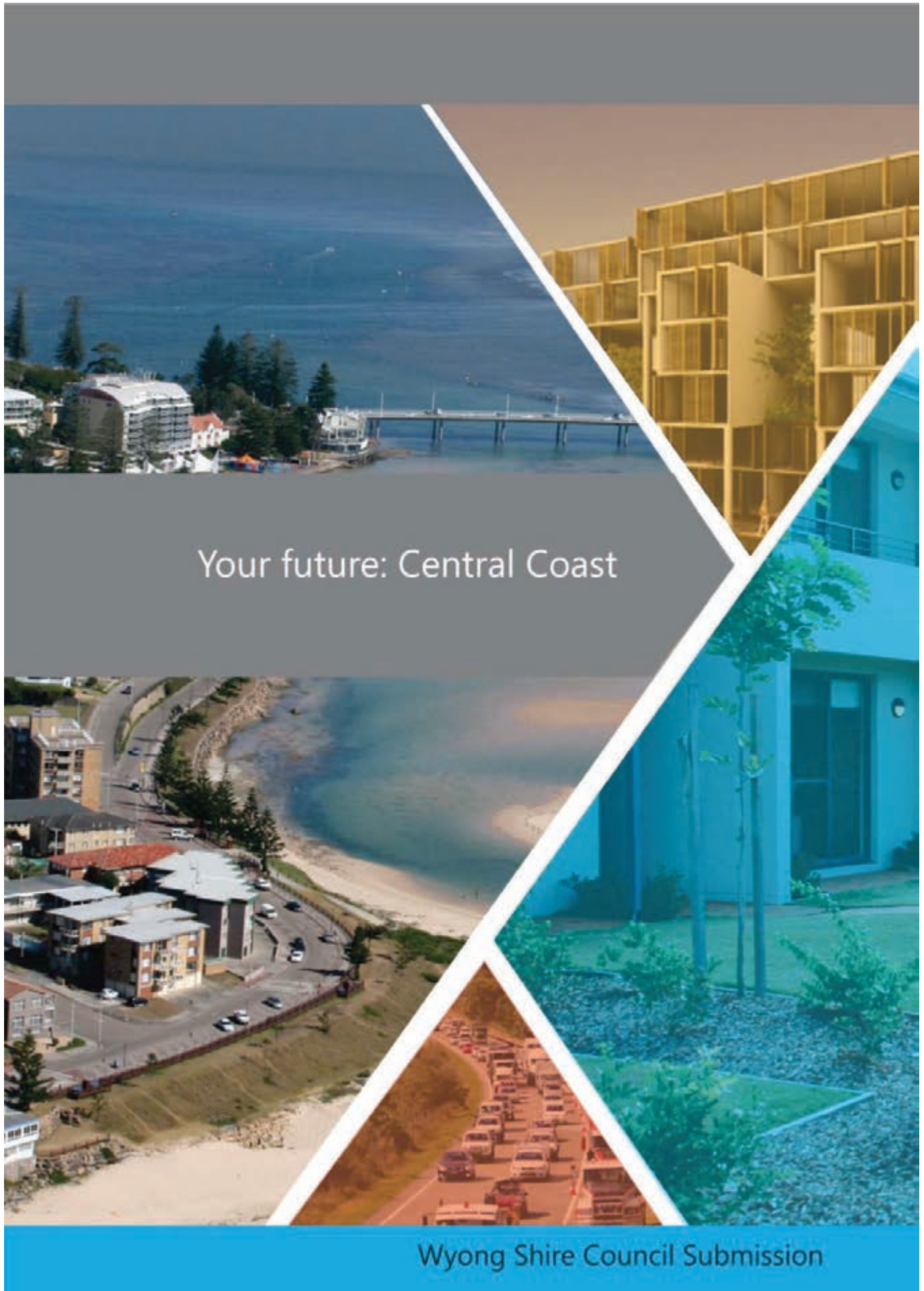
- Supporting development of affordable and good quality housing to meet the growing needs of the community.
- Support for growing and attracting employment generating businesses and industries to the Central Coast;
- Strengthening the performance of centres.
- The need for the provision of infrastructure which is affordable, delivered to encourage development and does not prohibit the viability of new development; and
- Potential sterilisation of otherwise developable land through infrastructure which has no real benefit for Wyong Shire (e.g. freight corridors) or unfeasible biodiversity offsetting requirements.

CONCLUSION

The submission also identifies infrastructure and management priorities which will promote the future growth and prosperity of the Central Coast.

ATTACHMENTS

- 1** Submission - Your future Central Coast Discussion Paper - Wyong Shire D11756372
(Portrait)(2) Authorised for Council Business Paper 2nd draft



Your future: Central Coast

Wyong Shire Council Submission

WYONG SHIRE COUNCIL

**SUBMISSION IN RESPONSE TO CENTRAL COAST GROWTH PLAN DISCUSSION
PAPER**

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EXECUTIVE SUMMARY

This document is Wyong Shire Council's comprehensive response to the discussion paper titled "2031 Your Future Central Coast". Council has reviewed the Department of Planning and Environment discussion paper, including information and statistics about the region and the actions required to deliver the growth needed on the Central Coast over the next 20 years.

The key components of Wyong Councils' submission include:

1. The Regional Growth Plan should recognise and support the extensive strategic growth planning already undertaken by Wyong Shire Council, particularly the North Wyong Shire Structure Plan and the Settlement Strategy.
2. The Regional Growth Plan should include the potential of a Central Coast Boundary extension to the North
3. The Regional Growth and Infrastructure Plan should align with the North Wyong Shire Structure Plan (NWSSP) and Wyong Settlement Strategy
4. The plan should support flexibility and diversity in housing forms and support a range of minimum lot sizes particularly for rural residential zones
5. Reinforce centre development and restrict 'out of centre' development
6. Recognise Tuggerah-Wyong as a significant Regional Centre
7. Create greater connectivity within the region through provision of the Link Road, Airport development, an Entry/exit ramp to and from the M1 at Alison Road Wyong, additional Tuggerah Lakes crossing to the Central Coast's key tourist destination, The Entrance
8. Support for infrastructure particularly key catalyst projects such as:
 - a. The proposed Central Coast Regional Airport – to better connect the region's 320,000 people (the ninth largest urban area in Australia)
 - b. The Link Road is a key piece of infrastructure connecting Warnervale Town Centre with Wyong. This area will be developed to include a range of facilities including the University/education precinct, community facilities, open space and rapidly developing residential areas.
 - c. The Porters Creek Stormwater Management Scheme – to manage the impacts of development in the catchment of Porters Creek Wetland and to enable land already zoned for employment purposes within the Wyong Economic Zone (WEZ) to proceed
 - d. Establishment of the Warnervale Town Centre / train station and surrounding development
 - e. Establishment of a University within Wyong Business and Educational Precinct
 - f. The retention of the existing Warnervale village Railway Station
 - g. The implementation of the high speed train network between Sydney, the Central Coast and Newcastle. This network should also take into consideration the need for a potential station in the north of the Shire, to service the Wyong Regional Airport and future populations in the north of the Shire. The proposed station at Ourimbah, although supported does not provide this opportunity.
 - h. Provision of, or funding for, train or additional bus shuttle services between railway stations and destinations (local centres, attractions)
 - i. Upgrade Wyong Hospital to provide services to match the needs of the growing community
 - j. The establishment of a Regional Sporting Complex at Tuggerah

SUBMISSION

In recognition of the expected future population growth within the region, Wyong Shire Council has undertaken extensive and comprehensive planning to identify and prioritise the supply and provision of additional infrastructure to support these populations, as well as provide for the existing community.

This planning provides a valuable baseline of information that should be recognised and supported by the Regional Growth and Infrastructure Plans (RGIP). Priority actions and objectives of the Settlement Strategy, Positive Ageing Strategy, Wyong Local Environmental Plan 2013, Economic Development Strategy and others should be reflected in the RGIP.

CENTRAL COAST REGIONAL BOUNDARIES

The regional Growth Plan should include a local government boundary extension to the north. Wyong has strong links to communities outside of the regional boundary particularly to the north of the Local Government Area (LGA) boundary.

In response to the recent Independent Local Government Review Final Report, Wyong Shire Council strongly supported changes to the local government boundary to encompass extension of the Wyong Shire boundary north to include those areas currently within the lower/southern portion of Lake Macquarie City LGA (see Figure 1), being the suburbs of

- Arcadia Vale
- Balcolyn
- Bonnells Bay
- Buttaba
- Dora Creek
- Fishing Point
- Mandalong
- Mirrabooka
- Morisset Park
- Rathmines
- Silverwater
- Wangi Wangi
- Wye
- Yarrawonga Park
- Awaba
- Balmoral
- Brightwaters
- Cooranbong
- Eraring
- Mandalong
- Martinsville
- Morisset
- Pulbah Island
- Ryhope
- Sunshine
- Windermere Park
- Wye Point



Wye Point Marina (Source: Wye Point Marina, 2008)

Council's submission in this regard recognises that growth areas are not restricted by political boundaries, therefore planning should also not be restricted by such boundaries. A 'bigger picture' approach is required. This should be replicated in the RGIP to enable it to be consistent with other State Government approaches to planning for the future of NSW.



**Wyong and Newcastle Local Government Area
Proposed Boundary and Population Redistribution**

- Legend**
- Wyong LGA
 - Proposed Wyong Northern Boundary
 - Newcastle LGA
 - Proposed Newcastle Southern Boundary
- * Population figures are estimated for October 2014

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Wyong Shire Council has been approached by a number of people that own un-sewered land in and around Wye and Morisset. These people have expressed frustration at the inability to connect their lands to a reticulated sewer system, thereby impeding their ability to develop their lands, e.g., for residential development. Council has assessed its ability to provide sewer services to the above mentioned un-sewered lands, and has established that it is capable of providing sewer services to those lands by way of extending its existing infrastructure to connect those lands to Council's treatment plant at Charmhaven.

This extended boundary for the Central Coast connects communities of common interest and similar demographic profiles and which from a strategy perspective should be considered similarly. Any future strategies and actions should reflect the employment, social and infrastructure needs of these populations in a holistic manner.

Further the changed boundary will allow Wyong Shire Council to provide additional housing and urban growth to support the existing and planned centres in accordance with the regional growth plans.

Council has mapped the proposed boundary which is set out in Figure 1, it is recommended that the northern boundary be adjusted in line with this mapping which was given in principle support by the now Office of Local Government .

HOUSING AND POPULATION GROWTH

General

In terms of the projected growth targets, Wyong is identified to deliver the largest share of growth on the Central Coast. Wyong's predicted growth of 41,652 additional people by 2031 will generate the need for an additional 23,400 homes. This is equivalent to approximately 800 dwellings being constructed each year.

To assist in catering for this demand, planning for the future, in the form of the Wyong Settlement Strategy, has been undertaken by Council.



It is noted that the projected population and dwelling figures for the region are a significant reduction of those identified within the CCRS and Lower Hunter Regional Strategy (LHRS):

It is understood that this revision has been based on the slower than anticipated growth identified in the CCRS, stemming from a number of influences including the Global Financial Crisis (GFC). The estimates and projections have been based on growth between 2006 and 2011, more recent increases in dwelling approvals and post GFC recovery have therefore not been taken into account.

Council's own estimates of expected population growth³ are relatively similar to those projected within the discussion paper. Should the region be expanded to include those areas of southern Lake Macquarie LGA, the potential population and dwelling yield will increase considerably and well in advance of when the area could be serviced by Hunter Water (Table 1). On reviewing Hunter Water's submission made to the Independent Pricing and Regulatory Tribunal, Hunter Water:

"recognises that the issue of backlog sewer has come about over many decades and therefore solutions may take many years to be fully realised." – Page 86.

Table 1: Population, Dwelling & Employment Comparison, CCRS & LHRS Vs Discussion Papers (2013 & 2014)

	Regional Strategy Estimates			2031 Estimates			Change (2006/08 - 2031)		
	WSC	GCC	LMCC Proposed Boundary Apportionment ¹	WSC	GCC	LMCC Proposed Boundary Apportionment ¹	WSC	GCC	LMCC Proposed Boundary Apportionment ¹
Population ²	70,000	30,000	15,960	41,652	23,852	14,444	40%	20%	9%
Dwellings	39,500	16,500	11,400	23,400	13,400	10,317	41%	19%	9%
Jobs	27,000	18,000	3,975	15,060	15,023	1,600	44%	17%	60%

¹ Incorporating the estimates from the Lower Hunter Regional Strategy for Morisset (Approximately 1/3 apportionment based on proposed boundary redistribution)

² Occupancy rate 1.78 on the Central Coast and 1.4 in the Lower Hunter

Housing Form

Wyong supports a diversity of housing types ranging from more affordable products including well located small lot housing and unit developments, to larger detached dwellings on traditional allotments, and lifestyle and aged housing developments such as golf course estates. Additionally, there is a growing demand for large lot rural residential style housing which allow for larger homes with additional privacy benefits afforded by extended property boundaries. There should also be allowance for a greater density of rural residential developments which could include subdivision down to 5000m² in certain localities west of the M1.

Given the current and future expected age structure of the Central Coast population, the provision of a range of housing forms is essential to ensure that suitable housing forms are available to meet the needs of the household. It is important that this range of housing types remains available both now and in the future. This diversity helps affordability, allows people to age in place as part of their established community and better meets the various needs of the population.

Ideally, future growth areas should be prioritised for delivery in localities where they can be readily serviced by existing infrastructure or by a minor expansion of the infrastructure.

Affordable housing

While the Central Coast is considered broadly to have more affordable housing products, median weekly incomes are proportionately lower and a substantial number of households are experiencing

housing stress. To improve housing affordability there needs to be a promotion of higher density development particularly near centres with good public transport services, support for a range of dwelling types to best match people's needs, encouragement of investment in the region generally. A Central Coast Regional Growth and Infrastructure Plan should facilitate actions that will deliver the required number of dwellings. This will be achieved by:

- Providing regional infrastructure and servicing and the removal of State Infrastructure Contributions; and
- Development of environmental legislation that provides a pragmatic and feasible mechanism for resolving biodiversity issues associated with Greenfield development.



Wyong Shire - Planning for an Ageing Community

JOBS AND ECONOMIC OPPORTUNITIES

Wyong Shire currently has a high unemployment rate of 7.48% with youth unemployment rates higher again, both well above the national average. Further approximately one third of Wyong's workforce commutes daily outside the LGA. Council is therefore strongly supportive of opportunities to grow local employment.

The number of jobs is expected to increase over the life of the discussion paper by 3,750 jobs above that identified by the CCRS, an increase of over 13%. Noting that the expected population during the same period will decrease, the increase in required number of jobs will result in greater opportunities for residents to work locally.

Wyong Shire has significant areas of zoned employment lands; however, the lack of critical infrastructure and high State Contribution levies has prevented the development of these areas, particularly the Wyong Employment Zone (WEZ).

Strategies need to be developed to encourage major employment industries, including State Government agencies to locate on the Central Coast. The region needs a range of businesses and organisations to broaden the current job market. This should be supported by additional vocational training and apprenticeships.

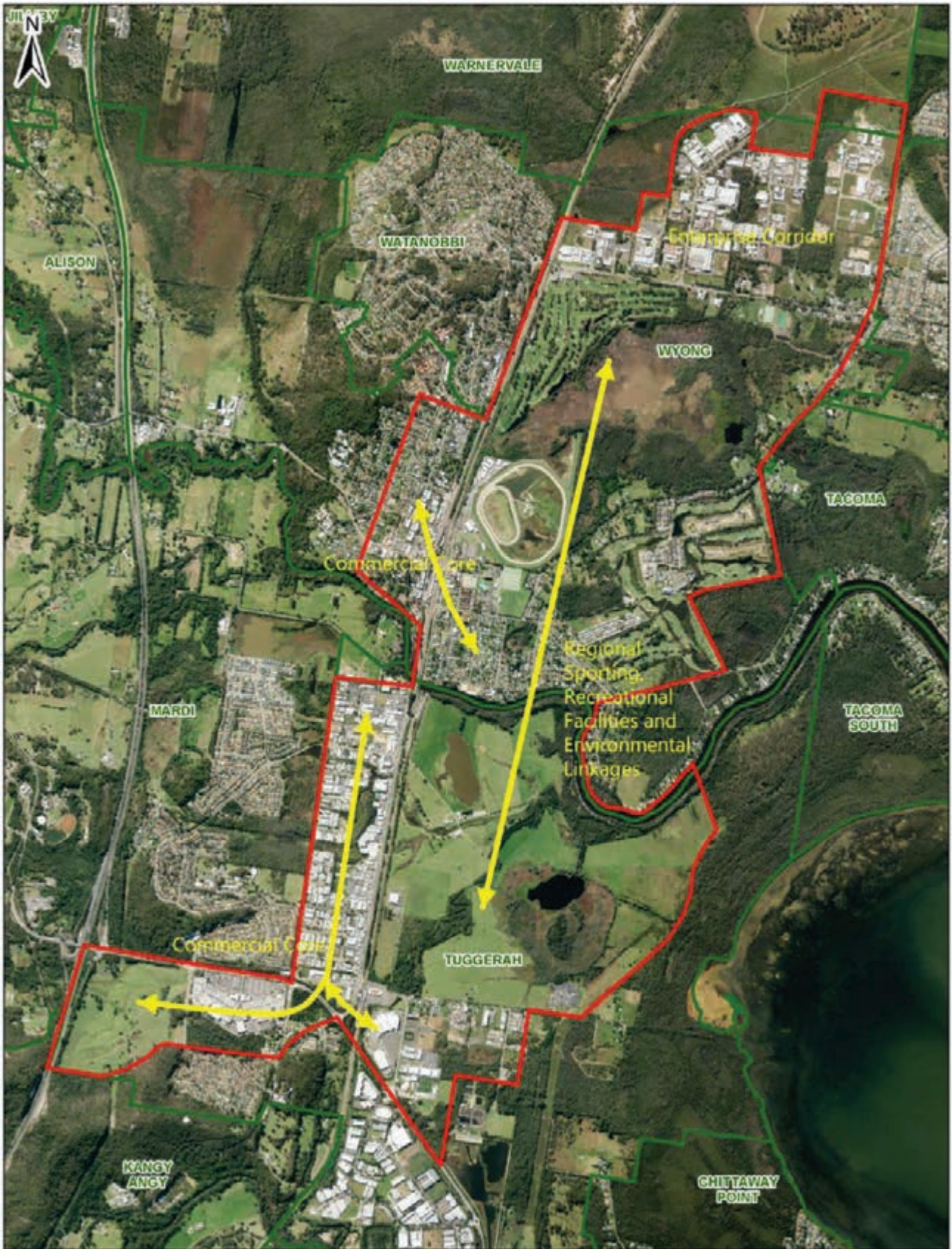
Renewal of Centres

The renewal of centres is contingent upon the development of surrounding areas which support the commercial catchment. It is through maximising development opportunities in and around centres that will encourage further investment and strong performance of the centres. Investigation of opportunities for mixed use and shop top housing development, in and around key centres should be considered to support the sustainability of the retail and service industries within key centres particularly those with public transport connectivity.



Wyong Town Centre.

In particular, Wyong-Tuggerah has the potential as a significant Regional Commercial Core, providing for a range of retailing and commercial activities in a location well connected to roads and public transport. With increased development opportunities, the centre along Tuggerah Straight will spark renewal of existing sites and provide beneficial employment outcomes. The Wyong-Tuggerah region would include the two rail stations, Westfield site to the south and extend to North Wyong Enterprise Corridor to the north. It would also include a Regional sporting and recreational precinct comprising of Pioneer Dairy and Wyong Racecourse (Figure 2)



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Best locations for employment growth

As a low-cost business environment, the Central Coast is in a strong position to attract investors, industry, business and tourism, while benefiting from investment and long term economic growth and job creation.

The Wyong Employment Zone (WEZ) is a 744 hectare state significant site that is one of the few large parcels of undeveloped land on the Central Coast designated for industry. Approximately 340 hectares are proposed for general industrial purposes. WEZ has great transport links being located adjacent to the M1 Motorway, the Sydney-Brisbane Freight line. The site is in a prime location to attract logistics and freight based developments. The site has capacity to attract up to 6,000 permanent jobs, which would provide a substantial boost to the local economy. As a State Significant Site, government assistance is required to deliver:

- \$13 million for road infrastructure to provide access to the lands
- Funding for Sparks Road upgrades
- Bio-certification of areas required for development and resolution of environmental constraints
- Funding for wetland management programs
- Support for the Central Coast Regional Airport
- Funding for the Link Road between Warnervale and Wyong
- Removal of State Infrastructure Contributions and other Regional Infrastructure Levies
- Establish a fair and efficient offsetting process

Tourism

Recent figures show the Central Coast visitor economy is an \$800 million industry. To support and grow this economy the natural and built tourist attractions of the region need to be capitalised upon. This will require improvement of east-west connections, providing easier access between the M1 and the coast. This needs to be supported by provision of public transport linkages and support for events and attractions at key tourism locations.



The Entrance: a popular tourism destination on the Central Coast (Source: Discover NSW 2014)

Construction

Through commitment to infrastructure projects and supporting a clear serviced development strategy for the region, government will be supporting the construction industry. A clear and deliverable growth strategy will encourage investment in the region and deliver flow on development and jobs.

Other employment opportunities

There are various actions to be taken which support and promote additional local employment. These include a regional airport, provision of additional university places and greater course diversity, improving enrolments to TAFE, providing incentives for apprenticeship completions, and vocational study.

Strengthening Centres

The centres within Wyong need to be better represented as part of regional plan mapping (refer to Pages 6 and 7 of the Discussion Paper). The following centres are not shown in the mapping:

- Ourimbah – Town Centre
- Warnervale – Town Centre
- San Remo – Village

Further the mapping does not adequately show the extent of existing and zoned urban areas in the following localities:

- Ourimbah
- Tuggerah
- Tuggerah-Wyong
- Wadalba
- Alison



Ourimbah Town Centre Masterplan Area

The development pattern of Wyong's suburbs is generally linear and is centred around the Pacific Highway and Railway line and along the coast line. This creates challenges for delivering an efficient public transport network however; an integrated network of buses focused upon connecting key centres and localities is required to support growth of the region.

Opportunities for mixed use development and increasing density of residential land uses surrounding and supporting centres should be supported. This development model provides greater housing choice and affordable housing options but also supports the retailing and services provided within the centre. Developments which promote night time economy, and/or activate empty shopfronts should also be supported.

Council also seeks consistency in not supporting out of centre retailing developments. Well placed retailing will grow the vibrancy of centres and support further growth. Out of centre retailing increases car dependence and challenges the commercial viability of existing centres.

The RGIP should encourage Government support for the renewal of centres by assisting Council in promoting the Regional areas to Sydney businesses (through marketing/incentives etc) and providing or relocating State Government Agency offices and premises on/to the Central Coast.

TRANSPORT AND CONNECTIVITY

The geography (lakes) and existing settlement patterns of Wyong Shire present physical barriers and constraints to the efficient and viable public and private transport options. This places a heavy reliance on private transport for travel to and from work and for the movement of commodities and freight.

Public Transport

33% of Wyong residents travel outside the Central Coast for work each day and only 5% of residents use public transport to get to work. While Wyong has four (4) rail stations which are well utilised, patronage needs to be grown to reduce car dependency. This can be achieved through providing additional commuter parking and by increasing residential densities within walkable distance to the rail stations. Additionally, a network of buses which connect residential areas with stations and key centres in an efficient manner is required to encourage commuter journeys on public transport.

Freight Movement

Noting that freight movement is expected to more than double during between now and 2031, there are opportunities for this growth of development in related industry. Wyong is well placed provide affordable industrial land with good proximity to both the rail and road based freight transport. Clear zoning and incentives to promote location of major logistics industries is required to promote this growth.

Growth in the industry should be supported by growth and improvement of related infrastructure. A prerequisite for the support of additional freight movement infrastructure in the region would be that local and regional transport linkages were improved, or that the region would be able to benefit from the resource, in the form of greater accessibility to employment generating development.

Projects to improve accessibility include:

- Provision of appropriate connections to the M1 from the local area
- Re-distribution of freeway traffic through the local area to minimise congestion at local access points
- Improved road connections between the M1 and areas of business and tourism, to serve business needs and provide higher quality connectivity to local centres and destinations
- Additional M1 on and off ramps at Alison Road, Wyong would enable greater accessibility to the Wyong Central Business District, and Dooralong and Yarramalong Valleys, stimulating the local economy. In addition, it would improve traffic conditions of Wyong Road
- Improve traffic conditions along Wyong Road through design
- Upgrade Sparks Road
- All projects should seek to manage impacts such as noise and pollution etc
- Construction of the 'Link' Road to improve connectivity between Warnervale Town Centre and Wyong Town Centre facilitating better public transport opportunities and alleviating immediate traffic and road design issues with the Pacific Highway
- Improvement of road connections to the Entrance through Long Jetty, and
- Construction of an additional Tuggerah Lake crossing from Chittaway to Wyong Shire's key tourist destination, The Entrance.

The area also needs to ensure that detracting developments are not allowed to negatively impact on lands which are of high value e.g., Rail Sidings should be located in areas where they do not directly compromise development potential and amenity of the surrounding lands.

Improving Connections between Central Coast and other regions

Government should seek to promote and accelerate state significant development sites within the district. Further there should be greater support given to expanding local tourism through increased activity, promotion and improved accessibility.

The planned M2/M1 connection is a key piece of infrastructure in linking Wyong with Sydney, and is supported.

A key missing link is the Link Road between the planned centre of Warnervale and Wyong. This road has potential to link key areas such as the WEZ, Warnervale Airport, the Wyong Education and Business Precinct and Wyong as a major centre.

Additionally access to The Entrance as a key tourist destination needs to be improved. It is suggested that construction of a bridge from Chittaway Point would improve accessibility, leading to greater tourism and economic outcomes for the region.



NorthConnex Proposed Northern Connection (Source: Transurban Group 2014)

INFRASTRUCTURE NEEDS

One of the primary barriers to the provision of additional dwellings and employment opportunities in the Wyong LGA is the cost of supporting infrastructure. Infrastructure to support growth of employment and housing is essential. Major infrastructure projects should be prioritised and delivered to lead and facilitate development. Further grant funding should be made available to facilitate delivery of key local infrastructure items that support development.

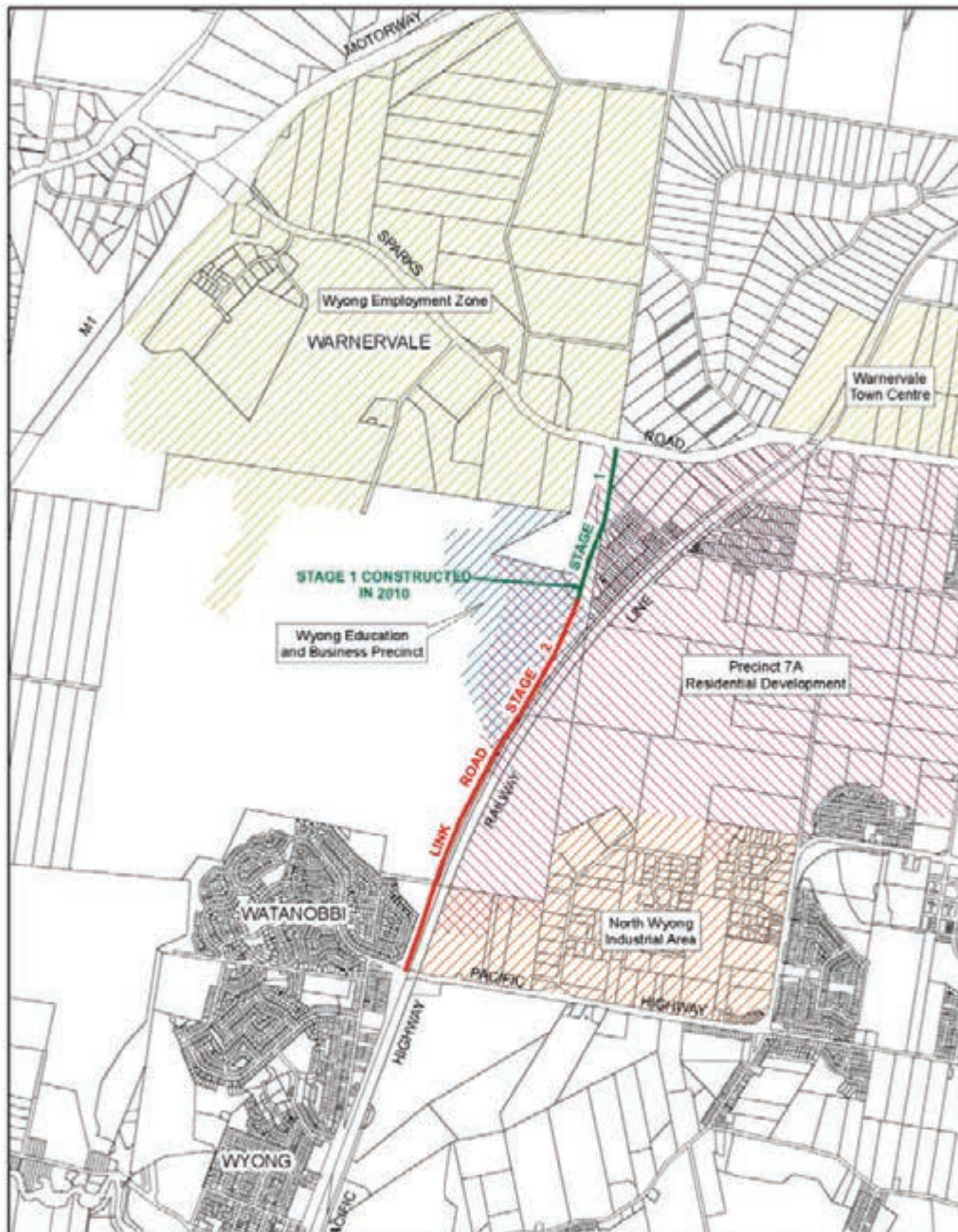
The cost of infrastructure and development is compounded by the State Infrastructure Contribution (SIC) which, when added on top of local infrastructure contributions, results in development becoming unviable. Infrastructure funding and financing alternatives, particularly to reduce the 'up front' financing hurdle to development should be further investigated, and SIC exemptions/reductions and deferrals implemented to promote priority developments.

Priorities for infrastructure

Wyong Shire Council has taken the initiative to develop concepts for catalyst employment projects. The government can also provide direct benefit through support of many projects which will benefit the region including provision of a regional airport, the Link Road between Warnervale and Wyong etc. The details of these projects are outlined in Wyong Council's 10,000 jobs created by 2030 for the Central Coast publication (see attachment 1). A number of other key infrastructure projects which should be prioritised to support growth in the region (see Figure 3).

These infrastructure items include:

- The proposed Central Coast Regional Airport – to better connect the region's 320,000 people (the ninth largest urban area in Australia)
- The Porters Creek Stormwater Management Scheme – to manage the impacts of development in the catchment of Porters Creek Wetland and to enable land already zoned for employment purposes within the Wyong Economic Zone (WEZ) to proceed
- The Link Road is a key piece of infrastructure connecting Warnervale Town Centre with Wyong. This area will be developed to include a range of facilities including the University/education precinct, community facilities, open space and rapidly developing residential areas.
- Establishing the Warnervale Town Centre / train station and surrounding development
- Establishment of a University within the Wyong Business and Educational Precinct
- The retention of the existing Warnervale village Railway Station
- The implementation of the high speed train network between Sydney, the Central Coast and Newcastle. This should network should also take into consideration the need for a potential station in the north of the Shire, to service the Wyong Regional Airport and future populations in the north of the Shire. The proposed station at Ourimbah, although supported does not have provide this opportunity.
- Provision of, or funding for, train or additional bus shuttle services between railway stations and destinations (local centres, attractions)



Key Infrastructure Requirements including the Link Road and Warnervale Village and Town Centre Stations

Health

The Wyong Hospital has only a restricted range of services and refers more complex matters to Gosford. As the substantial proportion of growth is occurring within the Wyong Hospital catchment, the hospital will require a greater level of investment overtime to serve the needs of the growing population. It is recommended that Wyong Hospital be upgraded to provide services to match the needs of the growing community, particularly Maternity Specialists and a Renal Unit are considered necessary.

Private sector delivering on infrastructure needs

Where opportunities exist for private sector delivery of infrastructure these should be investigated and supported so long as public interests are maintained.

National Broadband Network (NBN)

Wyong is one of the first areas to have access to the faster internet speeds and greater download capacity as a result of the NBN rollout. This is an advantage for local businesses as well as residents. The increase in telecommuting trends provide for a new workforce of remote employees, yet, the proximity of the Central Coast to Sydney (particularly when developments such as the NorthConnex tunnel and M9 Motorway are operational) are a considerable advantage for the region when the need for travel is required.

ENVIRONMENT

The Central Coast is known for its natural beauty, from coastline to shimmering waterways and unspoilt mountain backdrop. The community is made up of families and retirees and attracts many because of the opportunities for commercial investment, relative affordability and ease of access to nearby large employment centres.

Into the future the Central Coast will continue to attract people, development and investment, with Wyong facilitating the greater proportion of growth. To support the needs of the growing population the following matters should be addressed:

- Develop a clear understanding of the development / environment outcomes which will be supported for the region. Wyong needs to deliver houses, jobs and economic growth, in order to do so the environmental outcomes need to be considered, agreed upfront and secured. Extensive areas of biodiversity certification should be pursued similar to the process adopted for the North West and South West growth centres.
- Investment in State Government facilities e.g. schools, hospital expansion, public transport, road improvements, to match population needs.
- Provision of better pedestrian and cyclist facilities particularly serving recreation, tourist destinations and centres.
- Support for site specific development proposals where the private sector proposes significant local investment (spot rezonings).

Protecting our Environment and Heritage and Building Resilience to Natural Hazards

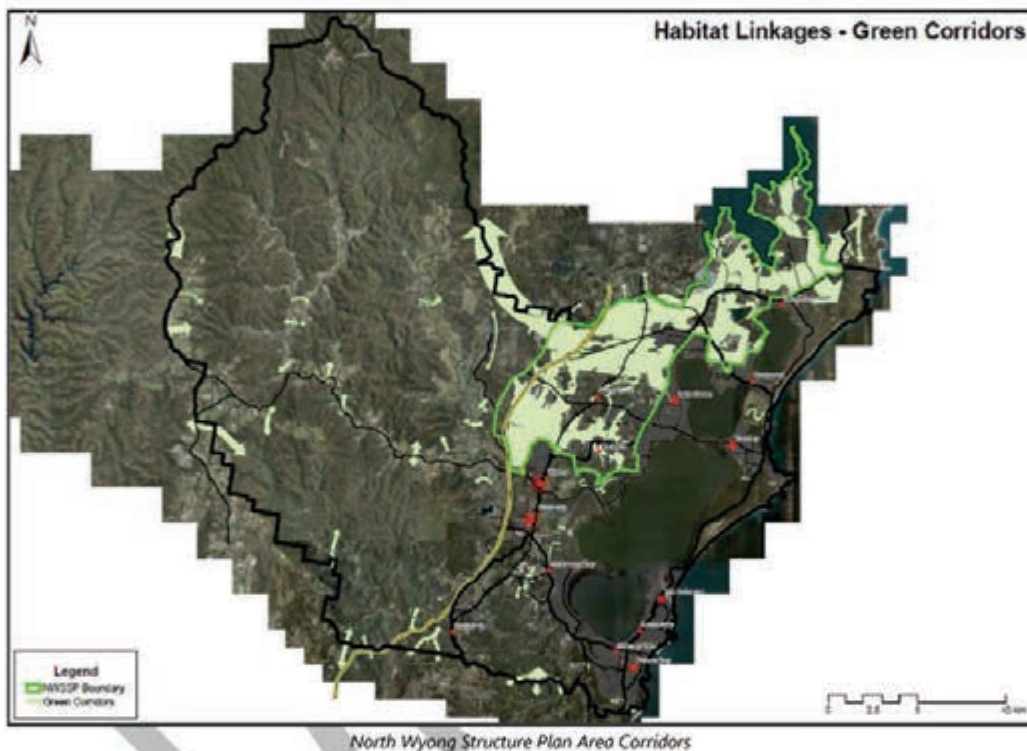
Council values its natural environmental and heritage asset base and is keen to see key links and areas of highest value retained. As mentioned previously however the need to provide for orderly and economic development needs to be informed by a clear determination of the conservation outcome. As such a biodiversity certification process delivered by the State government (similar to that operational for the North West and South West growth centres) should be pursued to provide a clear direction for developers/Council and the community.

The absence of a detailed conservation plan, leads to uncertainty with regard to future development and environmental outcomes. This leads to frustration within the general community as there is no clarity as to the future purpose of their land, and provides uncertainty for developers.

It is essential that the major wildlife corridor planning issues be identified and resolved to inform expanding development footprints for the region. Supporting state funding and incentives for private landholders should also be developed at this point in time to ensure that the regional biodiversity aims

can be achieved. It is therefore recommended that the draft Central Coast Regional Conservation Plan be released for comment, and the outcomes of such be incorporated into the RGIP.

With regard to the location of biodiversity corridors, it is considered that the proposed vegetation corridor which traverses the northern part of the shire (east-west) is not feasible, given that the majority of future residential and employment development is also expected to occur in this area. The corridor as proposed includes large tracts of land which will require extensive rehabilitation. Further, the fragmented ownership patterns in the east will make it difficult for future management. Better conservation outcomes would be achieved through the embellishment and better maintenance of the existing north/south connections.



Protection and Opportunity for Productive Rural and Resource Land

Rural and resource land is of importance to the region, not only for its food production potential, but also for the employment opportunities it creates. The Wyong area has substantial areas which are of agricultural value particularly in the valleys and on the plateaus to the west of the M1. Council's settlement strategy focusses most growth potential east of the M1 to limit impacts on the productive agricultural viability of these areas. SREP 8 Central Coast Plateau Areas (now repealed) previously established considerations for land of agricultural value, controls protecting agricultural outcomes are now embedded within the WLEP 2013.

Council is committed to undertaking a Rural Lands Study for rural land and rural land uses within Wyong Shire, the majority of which occur west of the M1 Pacific Motorway and south of Tuggerah Lake. The Rural Lands Study will establish a clear framework for assessing development proposals in these areas.

This review will determine the extent and viability of existing agricultural production operations. Having regard for the outcomes of this analysis and consideration of other various factors and constraints (mine subsidence, water supply, infrastructure provision, demand etc), will identify the suitability and feasibility of alternate land uses within these localities. Such uses could include (but are not limited to) existing village/hamlet expansion, rural-residential development, tourism related industry and facilities or alternative/augmented/intensified agricultural land uses.

It is expected that the review of existing land uses, constraints and demand analysis will be completed by the end of June 2015, with the final Rural Land Strategy being completed by December 2015.

DELIVERING THE PLAN

Priority areas within the RGIP need to be established which clearly link or prioritise areas which can best utilise existing infrastructure. The development of new land should only be prioritised where existing infrastructure is available, or there is a forward funding program established for new infrastructure.

Short, Medium and Long Term actions and accountabilities

It is essential that all levels of government work together to deliver a clear development framework for the region. This needs to be based on supporting growth of the Central Coast and give consideration to constraints such as servicing, infrastructure and environmental considerations.

There must be a resolved planning position regarding the extent of development which is linked to prioritised infrastructure delivery and that the planning controls match the desired outcome. This approach will seek to deliver a greater level of certainty to the development industry, in terms of development outcomes, encourage development and attract investment.

Ensuring growth outcomes are delivered

A monitoring program will be required to ensure that actions and targets set by the RGIP are met. Particularly it is essential that residential land release matched by a corresponding increase in employment activity. Development incentives and lead-in infrastructure may need to be put in place to ensure that these outcomes are delivered.

Timeframes

There are numerous references throughout the discussion paper to the year 2031 (17 years from 2014) and a 20 year time frame. These periods appear to be interchangeable throughout the paper with regard to expected population growth, number of new dwellings, jobs etc. Future documentation should clearly articulate whether they have a 17 year or a 20 year horizon.

CONCLUSION

Wyong seeks to promote the Central Coast in line with community aspirations for an attractive and sustainable region. To support the community we need to provide all levels of education, grow jobs, encourage investment, promote the areas of natural value and tourism assets and improve the vibrancy of centres. Council is committed to streamline the development process and to attract investment to the region.

References

- ¹ Department of Planning and Environment (2014) NSW Local Government Area Population Projections
- ² Department of Planning and Environment (2014) NSW Household and Implied Dwelling Projections
- ³ Forecast id (2012) *Wyong Shire Populations, households and dwellings*,
<http://forecast.id.com.au/wyong/population-households-dwellings>

Attachments

- Attachment 1 - 10,000 jobs created by 2030 for the Central Coast – Wyong Shire Council August 2014
- Attachment 2 – Economic Development Strategy – Wyong Shire Council
- Attachment 3 – Wyong Shire Council Settlement Strategy
- Attachment 4 – Wyong and Newcastle LGA – Proposed boundary and population redistribution

DRAFT



November 2014
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3.3 Planning Proposal - WYONG LEP 2013 Flood Mapping - Outcome of Exhibition

TRIM REFERENCE: RZ/4/2013 - D11759552

MANAGER: Scott Cox, Director

AUTHOR: Rodney Mergan; Senior Planner

SUMMARY

This report relates to the draft planning proposal that seeks to delete the Flood Planning Maps (FPM's) from Wyong Local Environmental Plan (LEP) 2013. It is proposed that the FPM's will be replaced by Council's on-line flood mapping.

This report provides information on community and public authority consultation undertaken in accordance with a previous Council Resolution.

The report seeks Council's endorsement of the proposal and to request that the appropriate steps be taken to appropriately amend Wyong LEP 2013 and Wyong Development Control Plan (DCP) 2013.

RECOMMENDATION

- 1 That Council request the General Manager to exercise the Written Authorisation to Exercise Delegation for RZ-4-2013 and proceed with the steps for drafting and making of the LEP.**
- 2 That Council adopt draft Wyong DCP 2013 Chapter 3.3 – Floodplain Management and give appropriate public notice within 28 days that the draft DCP will come into effect on the date that the LEP amendment comes into effect.**
- 3 That Council delegate authority to the General Manager to undertake any minor amendments to the DCP prior to its adoption.**
- 4 That Council forward a copy of amended Wyong DCP 2013 to the Secretary of the NSW Department of Planning & Environment within 28 days of the draft DCP coming into effect.**
- 5 That Council advise those who made submissions of Council's decision.**

BACKGROUND

In January 2014 Council forwarded a Planning Proposal to the then Minister for Planning, pursuant to s.56(1) of the *Environmental Planning and Assessment Act 1979* (EP&A Act) as required by Council's Resolution of 13 November 2013. That Planning Proposal included amendments to the FPM's that forms part of the Wyong LEP 2013.

3.3 Planning Proposal - WYONG LEP 2013 Flood Mapping - Outcome of Exhibition (contd)

On 24 February 2014 a delegate of the then Minister for Planning issued a Gateway Determination pursuant to s.56(2) of the EP&A Act in respect to Council's Planning Proposal.

Following the issue of the Gateway Determination appropriate mapping and other exhibition material was prepared for the public exhibition of the Planning Proposal. The preparation of the mapping for exhibition highlighted errors within the FPM's and identified that the FPM's had become outdated as a result of changes to landform (usually filling as part of a subdivision of land) and updated flood studies.

The process of seeking amendments to the FPM in Wyong LEP 2103 takes a considerable period of time (usually 6 to 9 months), is resource intensive for both Council and for the Department of Planning and Environment (DP&E) and cannot effectively keep pace with updated information about flooding within the Wyong local government area.

It is considered more appropriate for the flood controls contained in cl. 7.2 and 7.3 of the Wyong LEP 2013 to refer to specific defined terms, rather than referencing a FPM that is part of the Wyong LEP 2013.

The proposed approach is consistent with the Gosford LEP 2014. Gosford LEP 2014 does not reference or contain any flood mapping, and instead defines the "flood planning level" relevant to cl. 7.2 and 7.3 in the Dictionary to the Gosford LEP 2014 as follows:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

The decision of DP&E to permit Gosford LEP 2014 to be Gazetted without FPM's prompted the modification to the Planning Proposal in order to adopt a consistent approach for the Central Coast Region and an approach which allows the planning controls to reflect the changing nature of flood liability within the Wyong Local Government Area.

Following consideration of a further report at the Ordinary Meeting of 14 May 2014 (Attachment 4), Council resolved:

"RESOLVED unanimously on the motion of Councillor Taylor and seconded by Councillor Troy:

470/14 *That Council submit a revised Planning Proposal to the Minister for Planning (or her delegate) seeking to amend the Wyong Local Environmental Plan 2013 so as to delete the Flood Planning Maps and introduce other amendments to flood controls consistent with the flood control provisions in the Gosford Local Environmental Plan 2014 pursuant to section 56(6) of the Environmental Planning and Assessment Act 1979.*

471/14 *That Council request that the Minister for Planning (or her delegate) issue a revised Gateway Determination, pursuant to s. 56(7) of the Environmental Planning and Assessment Act 1979, in accordance with the above revised Planning Proposal.*

472/14 *That Council note that resolutions 1 and 2 operate to modify resolutions 1367/13 and 1368/13 of 13 November 2013."*

3.3 Planning Proposal - WYONG LEP 2013 Flood Mapping - Outcome of Exhibition (contd)

Subsequently a revised Gateway Determination permitting the deletion of the FPM's was issued by DP&E on 27 June 2014.

In accordance with the conditions of the Gateway Determination and the EP&A Act, the Planning Proposal and a revised version of DCP 2013: Chapter 3.3 - Floodplain Management was placed on public exhibition from 6 August to 5 September 2014. Council's on-line flood mapping that will effectively replace the Wyong LEP 2013 FPM's was made available from the commencement of this exhibition period.

THE PROPOSAL

The proposal involves the deletion of the flood planning layer from Wyong LEP 2013 to be replaced by an on-line flood mapping tool that can be regularly updated without the requirement of pursuing ongoing LEP amendments. This will ensure that the information used by Council is available to the public is consistent and up to date. This methodology was endorsed by DP&E through the recent adoption of Gosford LEP 2014.

Wyong DCP 2013: Chapter 3.3 - Floodplain Management has been revised to reflect the introduction of the new mapping and updated to address any issues that have been identified since its introduction December 2013. The DCP Chapter has been simplified where possible and reduced from a 32 to 19 page document.

Together the Wyong LEP and DCP will continue to provide clear guidelines for development in the vicinity of flood prone land.

PUBLIC AUTHORITY CONSULTATION

As required under the Gateway Determination issued by DP&E, the Office of Environmental and Heritage (OEH) were consulted during the exhibition process.

OEH has indicated their support for this planning proposal provided that suitable controls are in place to manage flood prone land. The comments of OEH are attached (Attachment 1).

COMMUNITY CONSULTATION

The Planning Proposal and supporting information were placed on public exhibition from 6 August to 5 September 2014. Hardcopies of the Planning Proposal and draft DCP were made available at the Council Chambers and the Tuggerah Information Centre. Electronic copies of this information was made available via Council's Website along with a link to the new flood mapping, that will become Council's effective mapping once the LEP maps are removed.

No public submissions were received during the exhibition period.

There were several internal staff submissions regarding the development control plan that have been addressed including:

- Simplification of process for dwelling proposals on the flood fringe by deferring the submission of detailed information from Development Application to Construction

3.3 Planning Proposal - WYONG LEP 2013 Flood Mapping - Outcome of Exhibition (contd)

Certificate stage. This will significantly reduce assessment times for this type of proposal.

- Removal of restrictive 50% site coverage provisions for dwellings in flood prone areas that go beyond those already required under the general provisions of the DCP and LEP.
- Provide consistency in terminology between the LEP, DCP and mapping. This issue was also raised in the OEH submission.

It is proposed that a group of minor changes be made to the DCP to address these issues (see Attachments 2 & 3).

In addition Council's Building Certification staff indicated strong support for the new mapping as it will clearly indicate where Complying Development can and cannot be undertaken on flood prone land. This will be a significant time and cost saver for housing development.

STATUTORY CONSIDERATIONS

Consultation has been conducted in accordance with the Gateway Determination and *A Guide to Preparing LEPs (Department of Planning and Infrastructure 2012)*. The submissions received have been taken into consideration.

Council has received formal Delegation from the Secretary of the Department of Planning and Environment, authorising Council's General Manager to assume the role of the Secretary under Sections 58 and 59 of the EP&A Act in finalising the rezoning procedure.

CONCLUSION

The proposed amendment to the LEP seeks to allow Council to respond quickly to flood mitigation works undertaken as part of urban development. Council has previously supported the Planning Proposal for the removal of the flood planning layer from Wyong LEP 2013 subject to community and public authority consultation and other statutory requirements. These requirements have now been met and addressed in the report. It is recommended that Council proceed with the making of the LEP and revision of the Floodplain Management DCP Chapter.

ATTACHMENTS

- 1 Comments of the Office of Environment and Heritage-D11701172
- 2 Draft DCP 2013 -Ch 3 3 - Floodplain Management -Revision 1- D11752189
- 3 Public Exhibition - RZ 4 2013 and DCP 2013 ch 3.3 - Submission Summary and Proposed Actions - D11748238
- 4 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination D07107855



Office of
Environment
& Heritage

Your reference: RZ/4/2013
Our reference: EF14/4251; DOC14/160364
Contact: Karen Thumm, 49086829

Mr Michael Whittaker
General Manager
Wyong Shire Council
PO Box 20
WYONG NSW 2259

Attention: Rodney Mergan

Dear Mr Whittaker

RE: SECTION 56 (2)(d) GOVERNMENT AGENCY CONSULTATION DRAFT LOCAL ENVIRONMENTAL PLAN RZ/4/2013 – REMOVE THE FLOOD PLANNING MAP CONTAINED WITHIN WYONG LEP 2013

I refer to your letter dated 6 August 2014 seeking comment from the Office of Environment and Heritage (OEH) regarding the proposal to remove the flood planning layer from Wyong Local Environmental Plan (LEP) 2013 and to revise the relevant clauses of Wyong LEP 2013 to reflect this change. The public exhibition documents for the "Revision of Wyong Shire LEP 2103 Clause 7.2/7.3 and DCP Chapter 3.3 in relation to floodplain and flood plan mapping" have been reviewed, and the following comments are offered on behalf of OEH.

The intent of removing the Flood Planning Map, and revising Clauses 7.2 – Flood Planning and 7.3 – Flood Risk Management, is to enable Wyong Shire Council to maintain up to-date and publically available flood mapping on Council's website. Chapter 3.3 of the DCP will control and reference this information. Council has already placed this flood mapping on their website. The draft DCP Chapter 3.3 is available on Council's website as part of the public exhibition documents for this LEP and DCP revision. These have all been reviewed, in conjunction with discussions with Wyong Shire Council staff, to assist with these comments.

Wyong Shire currently contains many greenfield sites and other areas that are expected to undergo rezoning and/or sub-division in the near future. Thus it is anticipated that there will be numerous updates to Council's flood information and flood mapping. The proposed removal of Council's Flood Planning Map from the LEP, and transferring of this information onto the on-line flood mapping, will enable Council to update the flood mapping as soon as the new information is made available and verified. It will also enable easy incorporation of climate change information should Council include this in their flood mapping in future.

OEH is not opposed to the removal of the Flood Planning Map from Wyong Shire Councils LEP, provided that suitable controls are in place to manage floodprone land within the LGA. The proposal to include the flood information within an on-line flood map and administered by the controls within the DCP is supported, however the following comments are offered on the current documentation.

There needs to be better correlation between the wording in the proposed LEP Clauses 7.2 and 7.3; the online mapping and the flood related development controls currently identified in the DCP. The wording of the latter documents needs to better reflect that indicated in draft Clauses 7.2 and 7.3 so that Council's

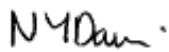
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objectives of managing floodprone land are clear and concise. Currently there is some confusion and variance between the terminologies used in the various documents. However, after discussions with Council staff, who were also aware of these discrepancies, OEH is satisfied that appropriate changes will be made to align these documents and ensure all the flood related development controls complement each other.

Wyong Shire Council needs to ensure that these changes do not diminish the significance of managing flood prone land with appropriate flood related development controls within their LGA.

If you have any enquiries concerning this advice, please contact Lara Davis, Senior Natural Resource Officer (Floodplain), on 4320 4262.

Yours sincerely



01 SEP 2014

NICOLE DAVIS
A/Senior Team Leader Planning, Hunter Central Coast Region
Regional Operations

DRAFT CHAPTER 3.3 FLOODPLAIN MANAGEMENT

1.0 INTRODUCTION

1.1 Objectives of this Chapter

- To minimise the risk to human life and damage to property by controlling development on flood prone land
- To apply a performance and merit based approach to all development decisions taking into account ecological, social, engineering safety and environmental considerations to ensure development is appropriate and sustainable
- To ensure that the development or use of floodplains waterways and riparian corridors does not adversely impact upon aesthetic, recreational and ecological values
- To ensure that all land uses and essential services are appropriately sited and designed in recognition of all potential floods
- To promote flood compatible building design that considers requirements for the development of flood prone land and does not adversely impact on adjoining properties
- To establish guidelines for the development of flood prone land that are consistent with the NSW Flood Policy and NSW Floodplain Development Manual (2005) and as updated by the associated Floodplain Risk Management Guides

1.2 Application

This plan has been prepared in accordance with Clause 74C of the Environmental Planning and Assessment Act, 1979 having regard to the provisions of the NSW Flood Policy and NSW Floodplain Development Manual (2005). In circumstances where there may be any inconsistency between the requirements contained in this Chapter and any other Chapter within this Development Control Plan, with regard to floodplain management, the provisions of this Chapter apply.

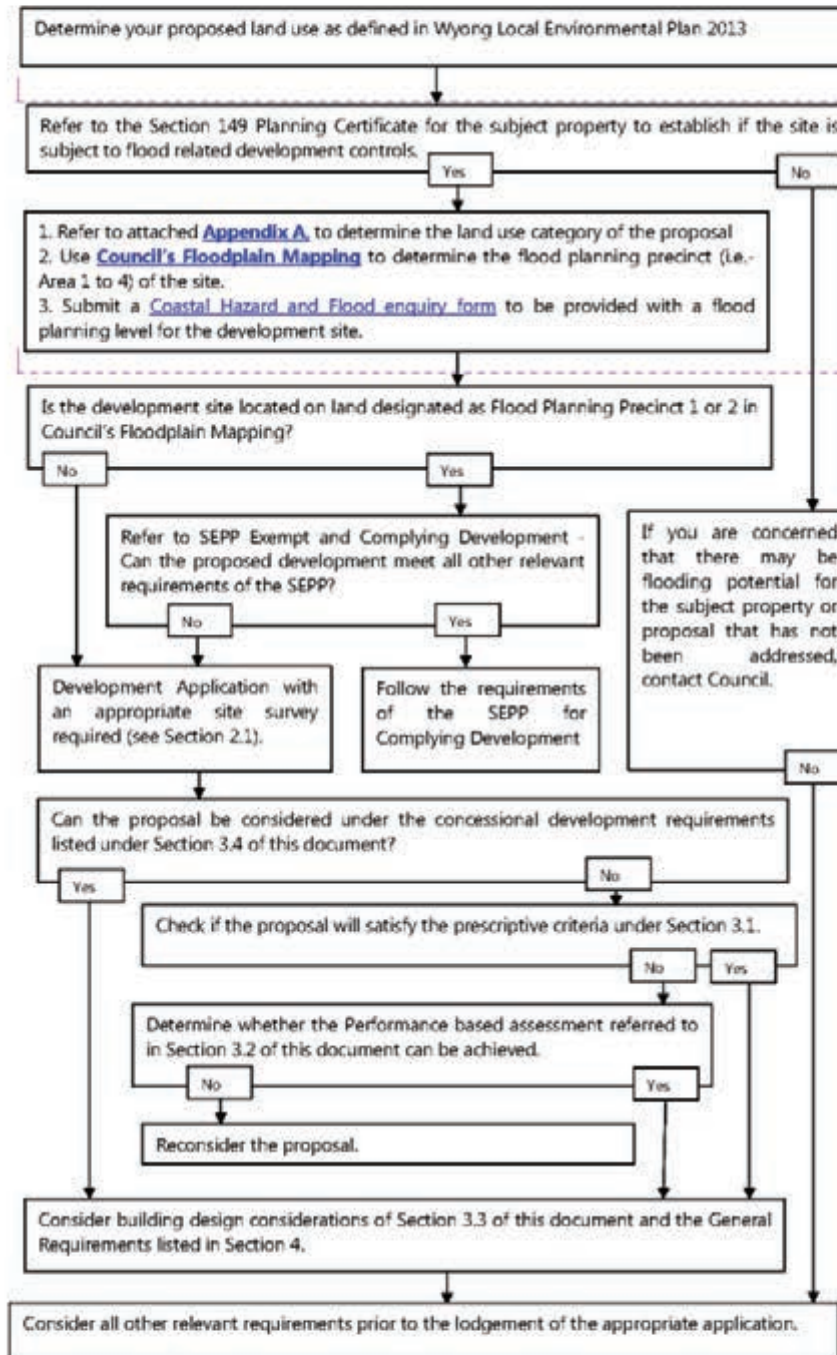
1.3 Relationship to other Chapters and Policies

This chapter is to be read in conjunction with other relevant Sections of this Development Control Plan, including, but not limited to:

- Chapter 2.1 – Dwellings Houses and Ancillary Structures
- Chapter 2.3 – Dual Occupancy
- Chapter 2.4 – Multiple Dwelling Residential Development
- Part 4 – Subdivision
- Part 6 – Locality Specific Chapters (where relevant)

1.4 Using this Chapter

The flow chart that follows has been prepared to assist in the use of this document:



Comment [RM1]: Reduced and simplified information

Comment [RM2]: Added word "development" as the "site" may cover multiple precincts

2.0 APPLICATION REQUIREMENTS

2.1 Required Information

Development Applications for land subject to flood related development controls are to include the following information:

- a. A survey plan indicating:
 - i. the position of the existing building/s or proposed building/s;
 - ii. the existing ground levels and features to Australian Height Datum around the perimeter of the site and contours of the site; and
 - iii. the existing or proposed floor levels to Australian Height Datum.
- b. Applications for earthworks, filling of land, infrastructure and subdivision are to be accompanied by a survey plan (with a minimum contour interval of 0.25m) showing relative levels to Australian Height Datum.
- c. For large scale developments, or developments that in the opinion of Council are in critical situations, where an existing catchment based flood study is not available, a flood study prepared by a suitably qualified engineer using hydrologic and hydraulic dynamic one or two dimensional computer model may be required.

Comment [RM3]: This will generally be the information required for most houses.

Comment [RM4]: Additional requirement is deleted. Either a BCA/CC requirement or should be reflected for the appropriate part of the matrix.

3.0 DEVELOPMENT PROVISIONS

3.1 Prescriptive Criteria

The Prescriptive Provisions shown within the following table indicate where flood related development controls:

- can be met through the implementation of provisions as indicated (yellow and numbered);
- are not required (shown in green)
- in the view of Council, cannot be met through the use of reasonable development controls and will require further justification to be supported - see Section 3.2 (shown in red).

Proposed Land use	Precinct 1 FPL to PMF	Precinct 2 Below FPL	Precinct 3 Flood Storage and Flow Paths (up to 10% AEP)	Precinct 4 High Hazard (up to 50% AEP)
1 Single Dwelling Houses		1, 9	2, 5, 7	
2 Agriculture & Recreation		2	2, 5, 7	
3 Sheds / Garages / ancillary Residential		1	2, 5, 7	
4 Commercial and Industrial Uses		2, 6		
5 Medium to High Density Residential				
6 Critical or Sensitive Facilities	3			
7 Land Subdivision	4			
8 Tourist Development				
9 Caravan parks - short-term sites		6	5, 6	
10 Permissible Earthworks		8		

- Flood related development controls do not apply
- Flood related development controls apply (refer to numbered prescriptive criteria below)
- If the proposal is to be pursued further, a performance based assessment is to be provided demonstrating that the proposed development is compatible with the flooding characteristics of the site (refer to Section 3.2 and Appendix C).

- 1 = (a) Assessment indicating that the proposal can meet the relevant requirements of the BCA.
(b) Consideration of the impacts of climate change.
- 2 = Joint report by a professional engineer who specialises in floodplain management and a professional engineer who specialises in civil engineering to certify that the development provides:
 - (a) Minimum Habitable Floor Levels = 1% AEP flood level plus 500mm freeboard (*Flood Planning Level*)
 - (b) Minimum Non-Habitable Floor Levels = 5% AEP flood level
 - (c) Minimum level requirements for electrical fittings, internal sewer fixtures, and external overflow gully risers apply as per Building Code of Australia
 - (d) Minimum levels of open car parking spaces, carports and driveways = 5% AEP flood level
 - (e) Mine subsidence allowance to be added to levels (a), (b), (c) & (d) above, if applicable.
 - (f) Low flood hazard access and egress for pedestrians during a 1% AEP flood to an appropriate area of refuge located above the Flood Planning Level.
 - (g) Low flood hazard emergency vehicle road access (Ambulance, SES, RFS) during a 1% AEP flood event.
 - (h) All proposed structural components that can withstand the forces of floodwater including hydrostatic pressure, hydrodynamic pressure, impact of debris and buoyancy forces up to the flood planning level.
 - (i) Building materials and surface finishes at or below the flood planning level are all capable of withstanding prolonged immersion in water.
 - (j) Negligible flood affectation elsewhere in the floodplain for a full range of flood events up to the 1% AEP flood event, having regard to: a) loss of flood storage, b) changes in flood levels, flows and velocities upstream, downstream and adjacent to the site, c) cumulative impact of multiple development in the vicinity.
 - (k) Consideration of the impacts of climate change.

Comment [RM5]: New category for basic applications on low hazard land.

Comment [RM6]: Provisions to permit the new land use short-term rental on flood prone land where considered appropriate.

Comment [RM7]: Use not considered appropriate in these areas. Recent proposals for tourist development that have water frontage are generally above the FPL. For proposals that are in these areas the submission requirements under Section 3.2 and appendix C are appropriate.

Comment [RM8]: Not required to indicate 'will not be supported'. Adequately covered without this wording. Red colouring removed as it may be interpreted as a prohibition which is not the role of a DCP.

- 3 = Joint report by a professional engineer who specialises in floodplain management and a professional engineer who specialises in civil engineering to certify that the development provides:
- Minimum floor levels = PMF level plus 500mm freeboard plus mine subsidence allowance, if applicable.
 - Low flood hazard access and egress for pedestrians during a PMF flood to an appropriate area of refuge located above the PMF.
 - Low flood hazard emergency vehicle road access (Ambulance, SES, RFS) during a PMF flood event.
 - Consideration of the impacts of climate change.
- 4 = Joint report by a professional engineer who specialises in floodplain management and a professional engineer who specialises in civil engineering to certify that the development provides:
- Minimum height of building footprints, open car parking areas, driveways and new public roads = 5% AEP flood level plus mine subsidence allowance, if applicable
 - Low flood hazard access and egress for pedestrians during a 1% AEP flood to an appropriate area of refuge located above the Flood Planning Level.
 - Low flood hazard emergency vehicle road access (Ambulance, SES, RFS) during a 1% AEP flood event.
 - Risk assessment of flood hazard during a PMF flood event; including consideration of changes to flood behaviour, and location of floodways, to ensure that the consequences of the increased flood hazard are acceptable and manageable.
 - Negligible flood affectation elsewhere in the floodplain for a full range of flood events up to the PMF, having regard to: a) loss of flood storage, b) changes in flood levels, flows and velocities upstream, downstream and adjacent to the site, c) cumulative impact of multiple development in the vicinity.
 - Consideration of the impacts of climate change.
- 5 = No filling allowable apart from area of building footprint, open car parking areas and driveway
- 6 = Joint report by a professional engineer who specialises in floodplain management and a professional engineer who specialises in civil engineering to include:
- An Evacuation Plan demonstrating that permanent, failsafe, and maintenance free measures are incorporated in to the development to ensure the timely and safe evacuation of people from the development in a 1% AEP Flood event, without significant cost or risk added to emergency services personnel. Signage of the plan must be prominently displayed around the development.
- 7 = Maximum size of ancillary structure is 50m². Appropriate signage on a minimum of one prominent internal or external wall indicating flood hazard of the area. Sign to be a minimum size 600mm x 600mm.
- 8 = Report by a professional engineer who specialises in floodplain management to certify that the development provides: Negligible flood affectation elsewhere in the floodplain for a full range of flood events up to the 1% AEP flood event, having regard to: a) loss of flood storage, b) changes in flood levels, flows and velocities upstream, downstream and adjacent to the site, c) cumulative impact of multiple development in the vicinity.
- 9 = Where a proposal involves the use of the dwelling is for short term rental accommodation, an Evacuation Plan demonstrating the timely and safe evacuation of people from the development in a 1% AEP Flood event, without significant cost or risk added to emergency services personnel is to be provided. Signage of the plan must be prominently displayed around the development.
- Note: this provision also applies to any lawfully approved dwellings located on the floodplain where approval for use as short-term rental accommodation is considered appropriate.*

Comment [RM9]: Floor space ratio requirements. Considered to be adequately covered in chapter 2.1 and potentially inconsistent with LEP FSR requirements that would take precedence in any case.

3.2 Performance based assessment

Council will consider development proposals that do not meet the prescriptive requirements of this DCP only if a report or a report prepared by a suitably qualified engineering professional accompanies the application and addresses the following:

- a is compatible with the established flood hazard of the land. In areas where flood hazard has not been established through previous studies or reports, the flood hazard must be established in accordance with the Floodplain Development Manual.
- b will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties;
- c incorporates appropriate measures to manage risk to life and property from flood;
- d will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses;
- e is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.
- f is consistent with the principles of Ecologically Sustainable Development.
- g adequately considers the impact of climate change.
 - i It is to be noted that with regard to climate change, appropriate benchmarks based on the best available current information have been used in producing the flood risk management studies and plans that inform this document.
 - ii Some prescriptive requirements such as flood planning level requirements may be relaxed if Council can be satisfied that the projected life of the proposed development is for a relatively short term and therefore does not warrant the imposition of controls that consider impacts beyond the cessation of the proposed development. This will only be considered for uses where the residual risk to the occupation of the development is considered to be low. This may include certain temporary or demountable structures but would not include residential developments.

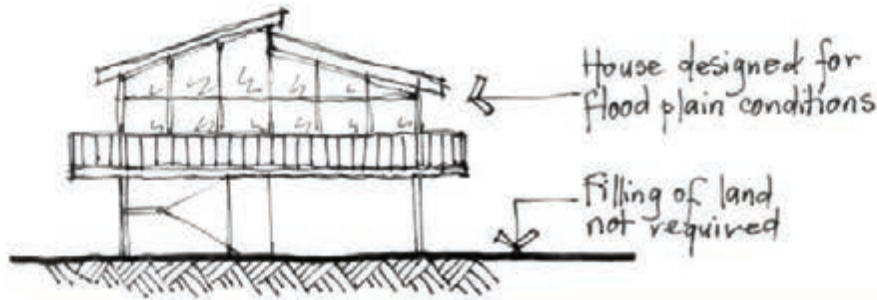
Note 1: The information listed above can be used to justify minor variations to the prescriptive provisions. Appendix C provides further detail with regard to applying the Performance Criteria mentioned above and will need to be addressed in full for large scale proposals and/or significant variations.

Note 2: The prescriptive controls have been developed to ensure that proposals that meet the requirements of the relevant Prescriptive Control Schedule will meet the objectives of this Plan. A performance based assessment is likely to involve the submission of independent studies and reports. It is recommended that you should discuss the level of detail required and the likelihood of achieving a successful outcome using a performance based assessment with Council staff using the pre-application process prior to making any decision to purchase and/or develop flood prone land

3.3 Building Design Considerations

In any case, building design, whether relying on the Prescriptive Controls or Performance Criteria, should not result in significant impacts upon the amenity of an area by way of:

- a overshadowing of adjoining properties that does not meet the requirements of the relevant development controls adopted by Council;
- b privacy impacts (e.g. by unsympathetic house-raising);
- c being incompatible with the streetscape or character of the locality. A request to raise the overall building height to beyond the prescribed building heights to achieve the appropriate minimum floor level will not be considered adequate. Building design is to be appropriate to the constraints of the site;
- d filling of land to permit the construction of a building that has not been specifically designed in consideration with conditions that may be experienced on the floodplain. Slab on ground construction is generally not considered appropriate on a floodplain.



Comment [RM10]: Car removed from under house – not consistent with parking requirements under the BCA.

Figure 2 Floodplain development (where considered acceptable)



Figure 3 Inappropriate floodplain development

3.4 Concessional Development – Minor Additions

- a Council acknowledges that in some instances, relatively minor building additions will have a minimal impact on the floodplain and will not present an unmanageable risk to life. Council will give consideration for the following forms of development on suitable sites:
- i single dwelling house additions of up to 40m² of habitable floor area at or above the same level as the existing adjoining approved floor level for habitable floor area. The allowance for additions shall be made no more than once for any given development. Proposals for dwelling additions that exceed 40m² of habitable floor area are to refer to the provisions for single dwellings under Section 3.1;
 - ii additions to Commercial and Industrial Uses of up to an additional 100 m² or 20% (whichever the less) of the Gross Floor Area of the existing building at no less than the same level as the existing adjoining approved floor level. The allowance for additions shall be made no more than once for any given development. Proposals for additions that exceed 100 m² or 20% (whichever the less) of the Gross Floor Area are to refer to the provisions for commercial and industrial uses under Section 3.1;
- b Any proposal to be considered as concessional development must:
- i be supported with appropriate information at the development application stage that the proposed development can meet the requirements of the Building Code of Australia.
- Note: The additional costs in achieving the requirements of the BCA for development below the flood planning level needs to be considered by the proponent prior to the submission of a Development Application.*
- ii comply with Section 3.3– Building Design Considerations, Section 4 – General Requirements, and any other relevant provisions of DCP 2013.
- c As part of any consent issued pursuant to this Section Council may require:
- i a restriction on use placed on the property title limiting the further development of the site ;
 - ii the existing development to be suitably upgraded to address the potential impacts of flooding.

Note: Due to concerns for safety and the consequences of prolonging poor land use practices, concessional development or other site redevelopment will not be supported within High Hazard areas

Comment [RM11]: Typo

4.0 GENERAL REQUIREMENTS

The following ancillary development issues are to be considered in the assessment of proposed development of flood prone land.

4.1 Requirements for Fencing

OBJECTIVES

- To ensure that fencing does not result in any significant obstruction to the free flow of floodwaters
- To ensure that fencing will remain safe during floods and not become moving debris that potentially threatens the security of structures or the safety of people

REQUIREMENTS

- a Fencing is to be constructed in such a manner that it will not modify the flow of floodwaters or cause damage to surrounding land.
- b Fencing construction is to withstand flood waters including debris loads.

4.2 Requirements for Car Parking

OBJECTIVES

- To minimise the damage to motor vehicles from flooding
- To ensure that motor vehicles do not become moving debris during floods, which threaten the integrity or blockage of structures or the safety of people, or damage other property
- To minimise risk to human life from the inundation of basement and other car park or driveway areas

REQUIREMENTS

- a The proposed car park should not increase the risk of vehicle damage by flooding inundation. Any car park is to allow for a maximum of 300mm still water flood water depth unless otherwise provided through a flood study.
- b The proposed garage/car park should not increase the likelihood of flooding on other developments, properties or infrastructure.
- c Open car parking - The minimum surface level of open space car parking subject to inundation should be designed having regard to vehicle stability in terms of depths and velocity during inundation by flood waters.

Comment [RM12]: Added a provision to indicate what is acceptable.

4.3 Requirements for Filling of Flood Prone Land

OBJECTIVE

- To ensure that any filling of land that is permitted as part of a development consent does not have a negative impact on the floodplain

REQUIREMENTS

- a Filling for any purpose (including the raising of a building platform in flood-prone areas) is not permitted in areas identified as Flood Planning Precinct 3 or Flood Planning Precinct 4, unless a Floodplain Risk Management Plan for the catchment has been adopted which allows filling to occur. In all other areas, filling will not be permitted unless a report from a suitably qualified engineer has been submitted and approved by Council that certifies that the development will not increase flood affectation elsewhere.
- b Filling of individual sites in isolation, without consideration of the cumulative effects is not permitted. Any proposal to fill a site must be accompanied by an analysis of the effect on flood levels of similar filling of developable sites in the area. This analysis would form part of a flood study prepared by a suitable qualified professional.

4.4 Requirements for On-Site Sewer Management

OBJECTIVES

- To prevent the spread of pollution from on-site sewage management systems during periods of flood
- To assist in the ongoing operation of on-site sewage management systems during periods of flood

REQUIREMENTS

- a The treatment tank/holding device is to be located above the 1% AEP flood contour.
- b The land application area is to be above that 5% AEP flood contour except in Wyong Shire's drinking water catchment where systems are not to be located on land below the 1% AEP flood contour.
- c Refer to Chapter 3.8 – On Site Effluent Disposal in Non-Sewered areas for guidance with regard to this form of application.

4.5 Requirements for the Storage of Hazardous Substances

OBJECTIVE

- To prevent the potential spread of pollution from hazardous substances

REQUIREMENT

The storage of products which, in the opinion of Council, may be hazardous or pollute floodwaters, must be placed at a minimum of 500 mm above the height of the 1% AEP flood or placed within an area protected by bunds or levees such that no flood waters can enter the bunded area if the flood level rose to a level of 500 mm above the height of the 1% AEP flood.

APPENDIX A LAND USE CATEGORIES

The definitions listed below are extracted from the Wyong Local Environmental Plan 2013. Refer to Council's website to view Council's LEP and Land Use Matrix for further information.

- 1 **Single Dwellings Houses:** dwelling houses, exhibition homes *(Note: one dwelling per existing residential lot only)*
- 2 **Agriculture and Recreation:** agriculture, farm buildings, recreation area, stock and sales yard, environmental facility,
- 3 **Shed and Garages, ancillary residential development** *(Note: ancillary residential development includes swimming pools, cabanas, gazebos and similar structures)*
- 4 **Commercial and Industrial Uses:** amusement centre, animal boarding and training establishment, boat building and repair facilities, car parks, cemetery, charter and tourism boating facilities, commercial premises, community facilities, crematorium, depot, entertainment facility, freight transport facility, function centre, industries, health consulting rooms, health service facility (excluding patient transport facilities and hospitals), highway service centre, industrial retail outlet, industrial training facility, information and education facility, marinas, medical centre, mortuaries, passenger transport facilities, place of public worship, port facilities, public administration buildings (not occupied by emergency services organisations), recreation facilities(all), registered club, research station, restricted premises, rural industry (excluding stock and sales yards), service station, storage premises, sex services premises, toilet & amenities blocks, transport depot, truck depot, vehicle body repair workshop, vehicle repair station, veterinary hospital, warehouse or distribution centre, waste or resource management facility, wholesale supplies
- 5 **Medium to High Density Residential:** attached dwelling, boarding house, caravan parks (long term sites), dual occupancy, exhibition village, manufactured home estates, multi dwelling housing, residential flat buildings, rural workers dwelling, secondary dwelling, semi-detached dwelling, shop-top housing.
- 6 **Critical Infrastructure and Facilities:** airstrip, air transport facilities, electricity generating works, emergency service facility, helipad, hospital, public administration buildings (occupied by emergency services organisations), public utility undertaking, sewerage system, water supply system

Sensitive Uses and Facilities: child care centre, correctional centre, educational establishment, group homes, home based child care, hostel, respite day care centre, seniors housing
- 7 **Land Subdivision – Torrens Title** *(Note: Does not include Community and Strata Subdivision or Subdivision of approved residential development)*
- 8 **Tourist Development:** camping grounds, eco-tourist facilities, tourist and visitor accommodation *(Note: Does not include short-term rental accommodation)*
- 9 **Caravan parks – short term accommodation**
- 10 **Permissible Earthworks:** environmental protection works, flood mitigation works
- 11 **Not Listed – Merit Assessment:** forestry, home business, home occupation, home occupation (sex services), wharf or boating facility, signage, boat launching ramp, boat sheds, charter or tourism boating facilities, environmental facilities, jetties, mooring, mooring pens, water recreation structure, extractive industries, open cut mines

Comment [RM13]: Definition changed to provide consistency with matrix and new short-term rental definition.

APPENDIX B FLOOD COMPATIBLE MATERIALS

Component	Flood Compatible Material
Flooring and Sub-floor	<ul style="list-style-type: none"> ▪ Concrete slab-on-ground monolith construction ▪ Suspended reinforced concrete slab
Wall Structure	<ul style="list-style-type: none"> ▪ Solid brickwork, blockwork, reinforced, concrete or mass concrete
Wall and Ceiling Linings	<ul style="list-style-type: none"> ▪ Fibro-cement board ▪ Brick, face or glazed ▪ Clay tile glazed in waterproof mortar ▪ Concrete ▪ Concrete block ▪ Steel with waterproof applications ▪ Stone, natural solid or veneer, waterproof grout ▪ Glass blocks ▪ Glass ▪ Plastic sheeting or wall with waterproof adhesive
Roof Structure	<ul style="list-style-type: none"> ▪ Reinforced concrete construction ▪ Galvanised metal construction
Doors	<ul style="list-style-type: none"> ▪ Solid panel with water proof adhesives ▪ Flush door with marine ply filled with closed cell foam ▪ Painted metal construction ▪ Aluminium or galvanised steel frame
Insulation	<ul style="list-style-type: none"> ▪ Closed cell solid insulation ▪ Plastic/polystyrene boards
Windows	<ul style="list-style-type: none"> ▪ Aluminium frame with stainless steel rollers or similar corrosion and water resistant material.
Nails, Bolts, Hinges and Fittings	<ul style="list-style-type: none"> ▪ Brass, nylon or stainless steel ▪ Removable pin hinges ▪ Hot dipped galvanised steel wire nails or similar
Main Power Supply	<ul style="list-style-type: none"> ▪ Subject to the approval of the relevant authority the incoming main commercial power service equipment, including all metering equipment, shall be located above the designated flood level. Means shall be available to easily disconnect the dwelling from the main power supply.

Component	Flood Compatible Material
Wiring	<ul style="list-style-type: none"> ▪ All wiring, power outlets, switches, etc., should be located above the designated flood level. All electrical wiring installed below this level should be suitable for continuous underwater immersion and should contain no fibrous components. ▪ Earth leakage circuit-breakers (core balance relays) or Residual Current Devices (RCD) must be installed. ▪ Only submersible type splices should be used below maximum flood level. ▪ All conduits located below the relevant designated flood level should be so installed that they will be self-draining if subjected to flooding.
Electrical Equipment	<ul style="list-style-type: none"> ▪ All equipment installed below or partially below the designated flood level should be capable of disconnection by a single plug and socket assembly.
Heating and Air Conditioning Systems	<ul style="list-style-type: none"> ▪ Heating and air conditioning systems should be installed in areas and spaces of the house above the designated flood level.
Fuel storage for heating purposes	<ul style="list-style-type: none"> ▪ Heating systems using gas or oil as a fuel should have a manually operated valve located in the fuel supply line to enable fuel cut-off. ▪ The heating equipment and related fuel storage tanks should be mounted on and securely anchored to a foundation pad of sufficient mass to overcome buoyancy and prevent movement that could damage the fuel supply line. The tanks should be vented to an elevation of 600 millimetres above the designated flood level.
Ducting for heating/cooling purposes	<ul style="list-style-type: none"> ▪ All ductwork located below the relevant flood level should be provided with openings for drainage and cleaning. Self-draining may be achieved by constructing the ductwork on a suitable grade. Where ductwork must pass through a water-tight wall or floor below the relevant flood level, a closure assembly operated from above relevant flood level should protect the ductwork.

Note: Materials not listed may be accepted by council subject to certification of the suitability of the material of the manufacturer to withstand immersion for up to 96 hours

Comment [RM14]: Provide greater clarification

APPENDIX C - DETAILED ASSESSMENT CRITERIA

a Compatibility with established Flood Hazard / Flooding Impacts and Behaviour:

- i impact of flooding and flood liability is to be managed ensuring the development does not divert floodwaters or interfere with flood storage or natural function of the waterway;
- ii flood behaviour (for example, flood depths reached, flood flow velocities, flood hazard, rate of rise of floodwater);
- iii duration of flooding for a full range of events;
- iv appropriate flood mitigation works;
- v freeboard;
- vi Council's duty of care – proposals to addressed or limit;
- vii depth and velocity of flood waters for relative flood event;

b Impact on other land / Cumulative Effects of the Development:

- i development should not detrimentally increase the potential flood affectation on other development or properties or infrastructure, either individually or in combination with the cumulative impact of development that is likely to occur in the same floodplain;
- ii cumulative effects of the development and precedents created for further cumulative development.

c Manage Risk to Life:

- i the proposed development should not result in any increased risk to human life;
- ii controls for risk to life for floods up to the Flood Planning Level;
- iii controls for risk to life for floods greater than the Flood Planning Level;
- iv existing floor levels of development in relation to the Flood Planning Level and floods greater than the Flood Planning level;
- v Council's duty of care – Proposals to address and limit;
- vi what level of flooding should apply to the development e.g. 1 in 20 year, etc;
- vii effective flood access and evacuation issues;
- viii flood readiness – Methods to ensure relative flood information is available to current and future occupants and visitors;
- ix where appropriate existing information does not exist, a site specific Flood Risk Assessment in support of the application addressing the requirements of the NSW Flood Policy and NSW Floodplain Development Manual 2005. These documents are available from the NSW Department of Environment, Climate Change and Water website. <http://www.environment.nsw.gov.au/floodplains/manual.html>.

d Warning and Evacuation:

- i available effective warning time and reliable access for the evacuation of an area potentially affected by floods;
- ii evacuation should be consistent with any relevant or flood evacuation strategy where in existence;
- iii depth and velocity of flood waters for relative flood event;
- iv Council's duty of care – proposals to addressed or limit;
- v what level of flooding should apply to the development e.g. 1 in 20 year, etc;
- vi effective flood access and evacuation issues;
- vii flood readiness – methods to ensure relative flood information is available to current and future occupants and visitors.

e Environmental Impacts:

- i will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.

f The Cost:

- i the additional economic and social costs that may arise from damage to property from flooding should not be greater than that which can reasonably be managed by the property owner and general community;
- ii land values and social equity – effect both negative and positive – e.g. development increasing land values, restrictions decreasing land values, etc;
- iii future development (specifically, the ability of the community and individuals to recover from flood events);
- iv economic factors both in regard to doing and not doing the development;
- v social issues;
- vi servicing the development safely in flood e.g. potable water, sewer, etc.

g Ecological Sustainable Development:

Proposed development must be consistent with ESD principles including but not limited to:

- i intergenerational equity – namely, that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations;
- ii the precautionary approach - namely, that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation;
- iii biodiversity conservation - namely, that conservation of biological diversity and ecological integrity should be a fundamental consideration;
- iv improved valuation, pricing and incentive mechanisms - namely, that environmental factors should be included in the valuation of assets and services.

Further information regarding ESD principals may be sourced from the Environmental Planning and Assessment Regulations 2000 Schedule 2 Part 6.

- v must be addressed;
 - vi land availability;
 - vii land values and social equity – both positive and negative;
 - viii social issues;
 - ix environmental issues;
 - x cultural issues.
- h **Climate Change:**
- i the proposal adequately considers the impact of climate change. It is to be noted that with regard to climate change appropriate benchmarks based on the best available current information have been used in producing the flood risk management studies and plans that inform this document.
- i **Emergency Services**
- i development will not unduly increase dependency on emergency services.

APPENDIX D - GLOSSARY

Note: Generally, the terms used in this Chapter have the same meaning as those terms are defined within the Floodplain Development Manual and the Wyong Local Environmental Plan, 2013. Where a term is defined within the WLEP, 2013, it is not repeated here. The following additional terms are relevant to this Chapter:

Annual Exceedance Probability (AEP) means the chance of a flood of a given or larger size occurring in any one year, usually expressed as a percentage.

Australian Height Datum (AHD) is a common national plan of level corresponding approximately to mean sea level.

Average Recurrence Interval (ARI) means the long-term average number of years between the occurrence of a flood as big as, or larger than, the selected event. For example, floods with a discharge as great as, or greater than, the 20 year ARI flood event may occur on average once every 20 years.

basement car parking means the car parking area generally below ground level or above natural ground level but enclosed by bunding, where inundation of the surrounding areas may raise water levels above the entry level to the basement, resulting in inundation. Basement car parks are areas where the means of drainage of accumulated water in the car park has an outflow discharge capacity significantly less than the potential inflow capacity.

caravan parks

- **long-term site** means a dwelling site that is specified in the approval for a caravan park as being a long-term site.
- **short-term site** means a dwelling site on which a moveable dwelling that is ordinarily used for holiday purposes may be installed and that is specified in the approval for a caravan park as being a short-term site.

carport is a structure used to house motor vehicles, which has a minimum of two sides "open" and not less than one third of its perimeter "open".

defined flood level - referred to in the Building Code of Australia, is taken to be equivalent to being equivalent to flood planning level for residential development.

development site - for the purposes of this document the area of land where works or structures will be located following the completion of the development.

effective warning time is the time available after receiving advice of an impending flood and before the floodwaters prevent appropriate flood response actions being undertaken. The effective warning time is typically used to raise furniture, evacuate people and transport their possessions.

evacuation is the transfer of people and or stock from areas where flooding is likely, either close to, or during a flood event. It is affected not only by warning time available, but also the suitability of the road network, available infrastructure, and the number of people that have to evacuate during floods.

extreme flood means an estimate of the probable maximum flood (PMF), which is the largest flood that could conceivably occur at a particular location, generally estimated from the probable maximum precipitation (PMP). Generally it is not physically or economically possible to provide complete protection against this event.

flood is a relatively high stream flow that overtops the natural or artificial banks in any part of a stream, channel, river, estuary, lake or dam, and/or local overland flooding associated with major drainage as defined by the NSW Floodplain Development Manual (FDM) before entering a watercourse, and/or coastal inundation resulting from super-elevated sea levels and/or waves overtopping coastline defences excluding tsunami.

flood compatible materials include those materials used in building which are resistant to damage when inundated. A list of flood compatible materials is attached.

flood evacuation strategy means the proposed strategy for the evacuation of areas with effective warning time during periods of flood as specified within any policy of Council, the floodplain risk management plan (FRMP), the relevant state government disaster plan, by advices received from the State Emergency Services (SES) or as determined in the assessment of individual proposals.

floodplain means the area of land which is subject to inundation by floods up to and including the probable maximum flood (PMF) event.

Floodplain Development Manual (FDM) refers to the document dated April 2005, published by the New South Wales Government and entitled 'Floodplain Development Manual: the management of flood liable land'.

flood planning area the area of land below the FPL and thus subject to flood related development controls.

Flood Planning Level (FPL) are the combinations of flood levels and freeboards selected for floodplain risk management purposes, as determined in management studies and incorporated in management plans.

Flood Planning Precinct (FPP) – mapped areas of flood prone land that have been established considering the overall impact of flooding. In assessing the flood environment, elements such as known flood behaviour, evacuation issues and site access are used.

Floodplain Risk Management Plan (FRMP) means a plan prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor.

Floodplain Risk Management Study (FRMS) means a study prepared for one or more floodplains in accordance with the requirements of the FDM or its predecessor.

flood storage means those parts of the floodplain that are important for the temporary storage of floodwaters during the passage of a flood.

floodway means those areas, often aligned with obvious naturally defined channels, where a significant discharge of water occurs during floods. They are also areas where, if only partially blocked, will cause a significant redistribution of flood flow or significant increase in flood levels, which many impact on other properties.

freeboard is a factor of safety expressed as the height above the design flood level. Freeboard provides a factor of safety to compensate for uncertainties in the estimation of flood levels across the floodplain, such as wave action; localised hydraulic behaviour and impacts that are specific event related, such as levee and embankment settlement; cumulative impacts of fill in floodplains and other effects such as changes in rainfall patterns as a result of climate change.

garage (private) – a building or part of a building used to park or keep a motor vehicle and that is not defined as a carport or car park.

habitable floor area means:

- in a residential situation: a living or working area, such as a lounge room, dining room, rumpus room, kitchen, bedroom or workroom;
- in an industrial or commercial situation: an area used for offices or to store valuable possessions susceptible to flood damage in the event of a flood.

hazardous materials are solids, liquids, or gases that can harm people, other living organisms, property, or the environment. These may include materials that are radioactive, flammable, explosive, corrosive, oxidizing, asphyxiating, bio-hazardous, toxic, pathogenic, or allergenic. Also included are physical conditions such as compressed gases and liquids or hot materials, including all goods containing such materials or chemicals, or may have other characteristics that render them hazardous in specific circumstances.

large scale development is (for the purposes of this document) a proposal that involves site disturbance 2500m² of land or greater.

local overland flooding means inundation by local runoff rather than overbank discharge from a stream, river, estuary, lake or dam.

Probable Maximum Flood (PMF) is the largest flood that could conceivably occur at a particular location, usually estimated from probable maximum precipitation.

Probable Maximum Precipitation (PMP) is the greatest depth of precipitation for a given duration meteorologically possible over a given size storm area at a particular location at a particular time of the year, with no allowance made for long-term climatic trends (World Meteorological Organisation, 1986). It is the primary input to the estimation of the probable maximum flood.

reliable access during a flood means the ability for people to safely evacuate an area subject to imminent flooding within effective warning time, having regard to the depth and velocity of flood waters, the suitability of the evacuation route, and without a need to travel through areas where flood hazard increases.

Section 149 Planning Certificate provides information, including the statutory planning controls that apply to a parcel of land on the date the certificate is issued.

shed – for the purpose of this chapter includes machinery sheds, garden and storage sheds but does not include a garage or car park.

suitably qualified engineer is an engineer who is included in the National Professional Engineers Register, administered by the Institution of Engineers Australia.

survey plan is a plan prepared by a registered surveyor which shows the information required for the assessment of an application in accordance with the provisions of this Policy

RZ/4/2013 & Chapter 3.3 - Submission Summary and Proposed Actions

DCP Section	Issue	Action
1.4	Detail not required. Reduce information on DA lodgement requirements. Covered elsewhere	Information simplified.
1.4	Large sites may fall across multiple flooding precincts	Add wording to refer to development, not just site.
1.4	Show FPL's on mapping	Nil - Unavailable at this stage
2.1 a	Detail not required. Reduce information on DA lodgement requirements	Information simplified.
2.1 d & e	Information is not required for the majority of applications and could be confusing for simple proposals.	Agreed- move to matrix 2(h)
3.1	Houses in Precinct 2 should not need to submit CC related information at DA stage considering CDC's would generally be permitted on this land	Agreed – new category for submission requirements created on this “low hazard” land
3.1	Tourist Development	Use not considered appropriate in these areas. Recent proposals for tourist development that have water frontage are generally above the FPL. For proposals that are in these areas the submission requirements under Section 3.2 and appendix C are appropriate.
3.1	Short-term rentals	Provisions to permit quick consideration of the new land use short-term rental housing, where considered appropriate on flood prone land.
3.1	Delete “land use will not be supported”	Agreed- other wording sufficiently explains the issue and may discourage viable proposals
3.1	Delete –“6= 50% site coverage requirement”	Agreed - Considered to be adequately covered in chapter 2.1 and potentially inconsistent with LEP FSR requirements that would take precedence in any case.
3.3	Remove car shown on the existing diagram	Car removed from under house at natural ground level– not consistent with parking requirements under the BCA
3.4ii	Remove reference to dwellings	Typo
3.4 b	Issue of approving development below a level specified in the BCA	Additional information added to the BCA in 2012/13 set minimum building standards for dwellings with regard to flooding. <u>Unless otherwise specified</u> by the finished floor level must be above the FHL (generally 1% AEP +500mm). This permits Council to set levels below the FHL but will require the submission of an appropriate alternate solution under the BCA. This will need to be assessed at DA stage and could be cost prohibitive. Notes added to alert cost issue to applicants
4.1	Objective re fauna movements	Remove – not supported by requirements
4.2	Car parking - vehicle damage and movement	Add a specific figure for flood depth in car parks to back up objectives.
APP A	Tourist Development	Typo – align definition with Matrix
APP B	Flood compatible materials	Add comment re 96 hour immersion
Mapping	Adjust headings to permit consistency in terminology between documents	Noted. Implementation of the LEP will allow mapping updates to occur as a separate task as required.

14 May 2014
To the Ordinary Council Meeting

Director's Report
Development and Building Department

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination

TRIM REFERENCE: RZ/4/2013 - D07107855

MANAGER: Scott Cox, Director

AUTHOR: Rodney Mergan; Senior Planner

SUMMARY

The Wyong Local Environmental Plan 2013 ("WLEP2013") includes the Flood Planning Maps, which define both the "Flood Planning Area" and "Level of Probable Maximum Flood" for the purposes of the flood planning controls contained in cl. 7.2 and 7.3 of the WLEP2013.

On 13 November 2013 Council resolved to forward a Planning Proposal to the NSW Department of Planning and Infrastructure ("DP&I") seeking to amend the Flood Planning Maps that form part of the WLEP2013 so that those Maps align with Council's resolution 987/13 (being 1% AEP + 500mm freeboard). In January 2014 a Planning Proposal (D05245294) was forwarded to DP&I, and on 24 February 2014 DP&I issued Gateway Determination (D05916091) for that Planning Proposal.

This report recommends that Council resolve to seek an amendment to the Gateway Determination so as to amend the WLEP2013 to adopt an approach similar to the approach applied by the Minister for Planning when making the *Gosford Local Environmental Plan 2014*, which does not require Flood Planning Maps.

RECOMMENDATION

- 1 *That Council submit a revised Planning Proposal to the Minister for Planning (or her delegate) seeking to amend the Wyong Local Environmental Plan 2013 so as to delete the Flood Planning Maps and introduce other amendments to flood controls consistent with the flood control provisions in the Gosford Local Environmental Plan 2014, pursuant to section 56(6) of the Environmental Planning and Assessment Act 1979*
- 2 *That Council request that the Minister for Planning (or her delegate) issue a revised Gateway Determination, pursuant to s. 56(7) of the Environmental Planning and Assessment Act 1979, in accordance with the above revised Planning Proposal.*
- 3 *That Council note that resolutions 1 and 2 operate to modify resolutions 1367/13 and 1368/13 of 13 November 2013.*

ORDINARY MEETING HELD 14 MAY 2014

RESOLVED unanimously on the motion of Councillor TAYLOR and seconded by Councillor TROY:

470/14 That Council submit a revised Planning Proposal to the Minister for

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

Planning (or her delegate) seeking to amend the Wyong Local Environmental Plan 2013 so as to delete the Flood Planning Maps and introduce other amendments to flood controls consistent with the flood control provisions in the Gosford Local Environmental Plan 2014, pursuant to section 56(6) of the Environmental Planning and Assessment Act 1979

471/14 *That Council request that the Minister for Planning (or her delegate) issue a revised Gateway Determination, pursuant to s. 56(7) of the Environmental Planning and Assessment Act 1979, in accordance with the above revised Planning Proposal.*

472/14 *That Council note that resolutions 1 and 2 operate to modify resolutions 1367/13 and 1368/13 of 13 November 2013.*

FOR: COUNCILLORS BEST, EATON, GRAHAM, GREENWALD, MATTHEWS, NAYNA, TAYLOR, TROY, VINCENT AND WEBSTER

AGAINST: NIL

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

BACKGROUND

At the Ordinary Meeting of Council of 24 July 2013, Council resolved as follows:

“RESOLVED on the motion of Councillor TAYLOR and seconded by Councillor TROY:

987/13 That Council reaffirm its current sea level rise policy consisting of compliance with the 1% AEP flood level and 500mm freeboard allowance.

988/13 That Council review the current draft LEP and DCP in line with this policy.

989/13 That Council note that in accordance with the advice provided by the NSW Department of Environment & Heritage on its website, reference to the NSW sea level rise planning benchmarks in guidelines and documents should be taken as referring to Council's adopted sea level rise policy.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, NAYNA, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GREENWALD AND VINCENT”

At the Ordinary Meeting of Council of 13 November 2013, Council resolved as follows, in circumstances where the WLEP2013 was imminent:

“RESOLVED on the motion of Councillor TAYLOR and seconded by Councillor TROY:

1367/13 That Council initiate the Local Environmental Plan “Gateway” process, pursuant to Section 55 of the Environmental Planning and Assessment Act 1979 through the preparation of a Planning Proposal requesting the adoption of new flood mapping under Wyong LEP 2013.

1368/13 That Council forward the Planning Proposal to the Department of Planning and Infrastructure requesting a “Gateway” determination, pursuant to Section 56 (1) of the Environmental Planning and Assessment Act.

1369/13 That Council undertake community consultation regarding the Planning Proposal, subject to the determination of the Gateway Process.

1370/13 That Council receive a further report on results of the community consultation.

1371/13 That Council prepare an amendment to (draft) Development Control Plan 2013 for Wyong Shire to align with the amendments to Wyong LEP 2013.

FOR: COUNCILLORS BEST, EATON, GRAHAM, MATTHEWS, TAYLOR, TROY AND WEBSTER

AGAINST: COUNCILLORS GREENWALD AND VINCENT”

On 23 December 2013 the WLEP2013 commenced. Flood controls are contained in clause 7.2 and 7.3 of the WLEP2013, which are set out below:

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

7.2 Flood planning

- 1 *The objectives of this clause are as follows:*
 - a *To minimise the flood risk to life and property associated with the use of land,*
 - b *To allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
 - c *To avoid significant adverse impacts on flood behaviour and the environment.*
- 2 *This clause applies to land identified as "Flood planning area" on the [Flood Planning Map](#).*
- 3 *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development:*
 - a *Is compatible with the flood hazard of the land, and*
 - b *Is not likely to significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
 - c *Incorporates appropriate measures to manage risk to life from flood, and*
 - d *is not likely to significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
 - e *Is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*
- 4 *A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.*

7.3 Floodplain risk management

- 1 *The objectives of this clause are as follows:*
 - a *In relation to development with particular evacuation or emergency response issues, to enable evacuation of land subject to flooding in events exceeding the flood planning level,*
 - b *To protect the operational capacity of emergency response facilities and critical infrastructure during extreme flood events.*
- 2 *This clause applies to:*

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

- a Land between the flood planning area and the line indicating the level of the probable maximum flood as shown on the [Flood Planning Map](#), and
- b Land surrounded by the flood planning area,

but does not apply to land subject to the discharge of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.

- 3 Development consent must not be granted to development for the following purposes on land to which this clause applies unless the consent authority is satisfied that the development will not, in flood events exceeding the flood planning level, affect the safe occupation of, and evacuation from, the land:

- (a) air strips,
- (b) air transport facilities,
- (c) child care centres,
- (d) correctional centres,
- (e) educational establishments,
- (f) electricity generating works,
- (g) emergency services facilities,
- (h) group homes,
- (i) helipads,
- (j) home-based child care,
- (k) hospitals,
- (l) hostels,
- (m) public utility undertakings,
- (n) respite day care centres,
- (o) roads,
- (p) seniors housing,
- (q) sewerage systems,
- (r) water supply systems.

- 4 In this clause:

Flood planning area means the land identified as "Flood Planning Area" on the [Flood Planning Map](#).

Probable maximum flood has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0), published in 2005 by the NSW Government.

The Flood Planning Map that currently forms part of the WLEP2013 defines the land that forms the "flood planning area" for the purpose of cl. 7.2 and 7.3 of the WLEP2013, and the "level of probable maximum flood for the purpose of cl. 7.3 of the WLEP2013. That Flood Planning Map reflects the public exhibition of Wyong LEP 2012 and the since repealed NSW Sea Level Rise Policy Statement (2009), and so is inconsistent with Council's resolution 987/13 of 24 July 2013 .

In January 2014 Council forwarded a Planning Proposal (D05245294) to the then Minister for Planning, pursuant to s. 56(1) of the *Environmental Planning and Assessment Act 1979* ("EP&A Act"). That Planning Proposal proposed amendments to the Flood Planning Map that forms part of the WLEP2013, as required by Council's resolution of 13 November 2013.

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

On 24 February 2014 a delegate of the then Minister for Planning issued a Gateway Determination (D05916091) pursuant to s. 56(2) of the EP&A Act in respect to Council's Planning Proposal. The Gateway Determination included requirements for public exhibition.

Following the issue of the Gateway Determination appropriate mapping and other exhibition material was prepared for the public exhibition of the Planning Proposal. The preparation of the mapping for exhibition highlighted errors within the Flood Planning Map and identified that the Flood Planning Map had become outdated as a result of changes to landform (usually filling as part of a subdivision of land) and updated flood studies.

The process of seeking amendments to the Flood Planning Map in the WLEP2103 takes a considerable period of time (usually 6 to 9 months), is resource intensive for both Council and for Planning & Infrastructure NSW, and will not effectively keep pace with updated information about flooding within the Wyong local government area.

It would be more appropriate if the flood controls contained in cl. 7.2 and 7.3 of the WLEP2013 were defined by reference to specific defined terms, rather than by reference to a Flood Planning Map that is part of the WLEP2013.

The *Gosford Local Environmental Plan 2014* ("GLEP2014") commenced on 11 February 2014. The GLEP2014 does not reference or contain any flood mapping, and instead defines the "flood planning level" relevant to cl. 7.2 and 7.3 in the Dictionary to the GLEP2014 as follows:

***flood planning level** means the level of a 1:100 ARI (average recurrent interval) flood event plus 0.5 metre freeboard.*

The more recent approach adopted by the Minister in the GLEP2014 can be achieved in the WLEP2013 by seeking revised amendments to the WLEP2013. Seeking those revised amendments can be achieved by submitting a revised Planning Proposal to the Minister, and requesting that the Minister (or her delegate) issue a revised Gateway Determination. Seeking those revised amendments to the WLEP2013 would also ensure a consistent regional approach to flood controls in the Gosford and Wyong local government areas, and so ensure regional consistency.

CURRENT STATUS

The original resolution of Council of 13 November 2013 is current. If Council were to support Council amending the Planning Proposal and seeking an amendment to the Gateway Determination a new Council resolution would be required to proceed with a revised Gateway determination from Planning and Infrastructure.

THE PROPOSAL

It is proposed that Council submit a revised Planning Proposal that seeks to amend the WLEP2013 so as to be consistent with the approach taken to flooding controls in the GLEP2014, and to request that the Minister (or her delegate) issue a revised Gateway Determination. Council is empowered to submit a revised Planning Proposal by s. 56(6) of the EP&A Act, and the Minister (or her delegate) is empowered to alter the current Gateway Determination by s. 56(7) of the EP&A Act.

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

CONSULTATION

Council has contacted Planning & infrastructure NSW to ascertain if a revision to the current Gateway Determination would be considered, with the following response provided on 17 April 2014:

It is not compulsory for Wyong Shire Council to identify flood affected areas in Wyong LGA via the Flood Planning Maps in Wyong LEP 2013. We are happy to discuss an alternative approach to identifying flood affected areas in Wyong LGA, if required.

We are also happy to discuss amendment to or termination of the current Planning Proposal (PP) which proposes to amend clause 7.2 of Wyong LEP 2013 (PP_2014_WYONG_001_00, RZ/4/2013), if required.

GOVERNANCE AND POLICY IMPLICATIONS

The proposal seeks to seek different amendments to the WLEP2013 in a manner that is consistent with Council's resolution 987/13 of 24 July 2013 and that ensures that those flood controls are not tied to Flood Planning Maps that can take up to 9 months to amend because the only way to effect an amendment is to further amend the WLEP2013. The proposed revised amendments to the WLEP2013 will ensure that flood related planning controls in the WLEP2013, and therefore as disclosed on Planning Certificates issued by Council pursuant to s. 149 of the EP&A Act, are based on the most recent flood information, not on out of date mapping.

MATERIAL RISKS AND ISSUES

Removing mapping from an Environmental Planning Instrument

The inclusion of the Flood Planning Map within the WLEP2013 provides certainty when determining whether a flood control in cl. 7.2 or 7.3 applies to particular land, which is important when Council considers an application under the EP&A Act or issues a Planning Certificate. This approach provides legal certainty because all Council has to do is ascertain whether the land is appropriately identified on the Flood Planning Map, and so does not need to make any other assessment of the relevant facts. Even if the Flood Planning Map within the WLEP2013 contains errors the decisions Council makes in reliance of the Flood Planning Map expose Council to very little legal risk because the Flood Planning Map forms part of a statutory instrument, made by the Minister.

Removing the Flood Planning Map from the WLEP2013 does, therefore, introduce slightly greater legal risk as it requires Council to make an informed decision on whether land is at or below the 1:100 ARI plus 500mm, and below the probable maximum flood level, when it considers an application under the EP&A Act or issues a planning certificate. That greater risk can be managed by proper management of flood information.

2.2 Planning Proposal - Wyong LEP 2013 Flood Mapping - Request for revised Gateway Determination (contd)

CONCLUSION

Since the initiation of the Standard Instrument Process for local environmental plans it has become apparent that the requirement for the mapping of certain elements such as vegetation mapping or flooding is problematic for regional growth areas, such as the Wyong and Gosford local government areas. New information and the development of land is constantly taking place and the mapping is not as static as it is for other LEP layers such as a zoning or floor space ratio requirements. This has been recognised in the GLEP2014, which does not include a Flood Planning Map. This allows flood mapping information to be maintained "in house" by Council staff, made available to the public and (possibly) administered through a DCP.

It is therefore recommended that Council amend the current Planning Proposal and seek a revised Gateway Determination. This will allow a revised Planning Proposal to be publicly exhibited.

ATTACHMENTS

- | | | |
|---|---|-----------|
| 1 | Planning Proposal - Revision of Wyong LEP 2013 - Revision of Flood Planning Mapping | D03740357 |
| 2 | Consideration of Freeboard and Sea Level Rise Planning Levels | D03477115 |

4.1 Contract CPA/247920 - Construction of Gross Pollutant Traps at Liamena Avenue, San Remo; Scenic Drive, Buff Point and Sonoma Road, Budgewoi

TRIM REFERENCE: CPA/247920 - D11733964

MANAGER: Robert Fulcher, Manager Contracts & Project Management

AUTHOR: Martin Drake; Project Manager

SUMMARY

Evaluation and selection of tenders for Contract CPA/247920 - Construction of Gross Pollution Traps at Liamena Avenue, San Remo, Scenic Drive, Buff Point and Sonoma Road, Budgewoi.

RECOMMENDATION

- 1 That Council accept the tender from the company nominated as Tenderer No '6' in the attached Tender Evaluation Report, for the lump sum amount of \$495,652.00 (excl GST) for Contract CPA/247920 - Construction of Gross Pollution Trap's at Liamena Avenue, San Remo, Scenic Drive and Buff Point, Sonoma Road, Budgewoi.**
- 2 That Council determine the Tender Evaluation Report in Attachment A, remains confidential in accordance with Section 10 A (2) (d) of the Local Government Act 1993 as the report contains commercial information of a confidential nature, except for the name of the successful tenderer, which may be disclosed after Council has resolved to accept that tender/those tenders.**
- 3 That Council approve the contingency sum as detailed in the Tender Evaluation Report in Attachment A.**

BACKGROUND

Three (3) new dry sump Gross Pollutant Traps (GPTs) at San Remo, Buff Point, and Budgewoi are to be simultaneously constructed over a twelve (12) week period. The new dry sump GPTs will offer a superior debris capture system to the old GPT systems, which are located further downstream and are to be removed. The new GPTs are expected to improve accessibility for cleaning and maintenance activities, and will reduce the likelihood of debris blockages and localised flooding. In addition, the new GPTs will help minimize gross pollutants from entering Budgewoi and Tuggerah Lakes.

CONTRACT PLAN

The Contract Plan for this tender process was approved by the Director Infrastructure and Operations before the Request for Tender was issued. The approved Contract Plan is in Wyong Shire Councils Document Management System D11680624.

4.1 Contract CPA/247920 - Construction of Gross Pollutant Traps at Liamena Avenue, San Remo; Scenic Drive, Buff Point and Sonoma Road, Budgewoi (contd)

INVITATION TO TENDER

The tender was advertised in the Sydney Morning Herald, Central Coast Express and eTender on 2 and 3 September 2014, respectively.

The invitation documents called for lump sum tenders, based on a detailed specification.

Tenders closed at Council's Chambers at 2.00pm on 25 September 2014.

TENDER SUBMISSIONS

The following tenders were received and are listed in alphabetical order:

- Celtic Civil Pty Ltd
- Collective Civil Pty Ltd
- Ecosol Pty Ltd
- Gongues Constructions
- Keller Civil Engineers Pty Ltd
- Kerroc Constructions Pty Ltd
- Milbant Constructions Pty Ltd
- Scape Constructions
- Shearer Contracting Pty Ltd

No late submissions were received.

TENDER EVALUATION

All members of the Tender Evaluation Panel have signed Pecuniary Interest Declarations. No pecuniary interests were noted.

The relative ranking of tenders as determined from the total weighted score is provided in the Confidential Tender Evaluation Report – Attachment A.

All submissions were assessed in accordance with the approved evaluation criteria being:

- a Compliance with Tender documents, including lodgement of tender by specified time.
- b Evidence of corporate systems to effectively manage environmental, quality and safety risk.
- c Local Content
- d The tendered price and structure; as well as any other potential costs to Council that may be identified
- e Proposed works program which demonstrates understanding of construction sequence for required works and capacity to successfully achieve the objectives within the specified timeframe
- f Experience and proven good performance in the construction of civil structures, including Gross Pollutant Traps

4.1 Contract CPA/247920 - Construction of Gross Pollutant Traps at Liamena Avenue, San Remo; Scenic Drive, Buff Point and Sonoma Road, Budgewoi (contd)

FINANCIAL IMPLICATIONS

There are sufficient funds allocated for this contract within the current year's capital works program under project numbers 16358, 16777 and 16361. The source of funds is the Stormwater Levy and Local Infrastructure Renewal Scheme (LIRS).

RELEVANT LEGISLATION

The tender has been conducted in accordance with the *Local Government Act 1993*, the *Local Government (General) Regulation 2005* and Council's Procurement Policy.

Information provided by tenderers which is commercial-in-confidence has been protected and will not be disclosed in accordance with section 10A(2)(d) of the *Local Government Act 1993*. A consistent standard for all tenderers has been used in assessing any request for confidentiality by a tenderer.

CRITICAL DATES / TIME FRAMES

It is anticipated that the contract will be awarded mid November 2014 and that the works are scheduled for completion within 12 weeks from the date of the Letter of Acceptance.

RISK

This contract has been assessed as a low risk contract. The key risks and mitigations measures have been addressed in the Contract Plan which is on the TRIM file.

REGULATORY APPROVALS

The following regulatory approvals have been obtained for this Contract:

- Part 5 Environmental Impact Assessment

PROCESS REVIEW

The Tender evaluation and recommendations have been endorsed in TRIM by the Commercial Manager, Contracts and Project Management (refer notes for Attachment 'A').

OPTIONS / ALTERNATIVES

Council has the option of not proceeding with this contract by resolving not to accept an offer from any of the Tendering parties. This option is not recommended.

4.1 Contract CPA/247920 - Construction of Gross Pollutant Traps at Liamena Avenue, San Remo; Scenic Drive, Buff Point and Sonoma Road, Budgewoi (contd)

PUBLIC CONSULTATION

Residents of properties adjacent to each of the worksites have been informed of the pending works specific to this contract.

ATTACHMENTS

- | | | |
|----------|---|-----------|
| 1 | Contract CPA/247920 - Construction of Gross Pollutant Traps at San Remo-Buff Point-Budgewoi - | D11751501 |
|----------|---|-----------|

5.1 Skate Strategy

TRIM REFERENCE: F2014/01266 - D11750827

MANAGER: Brett Sherar, Manager

AUTHOR: Brett Sherar, Manager

SUMMARY

This report and the accompanying Draft Skate Strategy has been developed to provide guidance for the future works programs for the provision of skate related facilities in Wyong Shire that meet the needs of the community.

RECOMMENDATION

- 1 That Council receive and note the draft Skate Strategy.**
- 2 That Council exhibit the draft Skate Strategy for 28 days.**
- 3 That Council adopt the draft Skate Strategy after exhibition conditional that no material challenges are made to the strategy during exhibition.**

BACKGROUND

Due to the increasing participation and demand for skate infrastructure within the Shire and the previous adhoc nature of placement and design, a draft Skate Strategy has been prepared to ensure a strategic approach to meeting the needs of the skate community is met in the future. A briefing was presented to Council on 23 July 2014, providing explanation of the strategy.

For the purpose of the strategy the term "Sk8" has been used as it captures all users including BMX, Skateboards, Scooters, and Inline Skate.

The skate strategy aligns to strategic documents such as the Community Strategic Plan, Council's Four Year Delivery Plan and Long Term Capital Expenditure Plan.

The strategy identifies a vision of a "Sk8 friendly" Shire. It outlines the objectives, demands, current situation, trends and provides short term and long term actions.

Locations of the existing 'Sk8 Places' in the Shire as well as their usage and condition are contained within the draft Skate Strategy (See attachment 1). Their links to shared pathways and bike lanes are also identified in this document.

CURRENT STATUS

Council owns and operates 17 skate facilities across the Shire. There are two private skate facilities, one at the Slam Factory at Tuggerah and the other at Dooralong Courts (managed by Reserve Trust).

Some of Council's existing facilities were not fully developed after the first stages and were built 10 years ago.

The existing Council managed skate parks are located as follows:

- Eight facilities on sports fields surrounds
- Four at passive parks
- Two at multi-use hard courts
- Two at community centres
- One at San Remo – a stand-alone extreme sports site.

Observations at the existing skate parks in the Shire have identified a number of user groups taking advantage of these areas. These included young people skating, families enjoying riding scooters, young and older skaters riding longboards and BMX-ers (riders of BMX bikes) of various ages.

Participation and physical activity has declined among younger people in recent years. So the provision of appropriate facilities that encourage physical activity is very important in terms of community wellbeing. Facilities that address the range of needs of young people (e.g. seating, shade, art elements and community and events infrastructure) can increase their attractiveness to additional young people and the wider community.

Provision of quality Sk8 facilities could attract user groups interested in holding events with augmented facilities. User groups and individual interest in starting clubs through social enterprise and business sponsorship models would create growth in the numbers utilising the parks.

General benefits to the community would include:

- A presence in public domain design
- Activation of public spaces
- Social engagement across age groups
- Complementary outdoor activities

THE PROPOSAL

To have an adopted Skate Strategy that will drive the future development and management of this Sk8 infrastructure in Wyong Shire using the following principles:

- Sustainable development meeting Council's quality of life objectives
- Destinations attracting economic returns
- Regional level facilities that will support national level events
- Provide diverse facilities to accommodate a broader range of activity styles

OPTIONS

- 1 Adoption of the draft Skate Strategy. This is essential to ensure that Wyong Shire's skate facilities meet the needs of the community and is developed and maintained in a sustainable way. (Recommended)

- 2 Not adopt the draft Skate Strategy leading to the continued ad hoc development of skate infrastructure in the Shire. (Not recommended)

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Social	Open Space and Recreation	Communities will have access to a diverse range of affordable and coordinated facilities, programs and services	Revenue and grant	Design, approvals and construction of skate infrastructure in priority areas

Contribution of Proposal to the Principal Activity

The Skate Strategy will support the provision of access to a diverse range of affordable and co-ordinated facilities.

Long Term Financial Strategy

There is \$550,000.00 allocated in the Long Term Capital budget for skate parks in the next five years.

There are opportunities to apply for State and Federal funding under the NSW Community Building Partnerships and Australian Sports Foundation Sport Incentive Program to supplement revenue funds.

Asset Management Strategy

Council ownership and maintenance of skate facilities is aligned with the asset-based action: ‘a healthy, active and connected community’ and key commitment for asset management planning and decision making; ‘upgrades and new projects that have external funding sources (e.g. grant funding) are given higher priority within the upgrade and new works annual budget allocations, in conjunction with an assessment of affordability for future life cycle costs’.

Workforce Management Strategy

Will be facilitated using current resources.

Link to Community Strategic Plan (2030)

This report addressed Objective 3 of the Community Strategic Plan: Communities will have access to a diverse range of affordable and coordinated facilities, programs and services. Providing and maintaining local and regional community facilities for recreation, culture, health and education.

Budget Impact

There is \$550,000.00 allocated in the Long Term Capital budget for skate parks in the next five years.

Maintenance will be costed as appropriate once works have been implemented and included in recurrent operational budgets.

CONSULTATION

Consultation was undertaken with user groups during the development of the Skate Strategy.

Exhibition of the Skate Strategy will include advertising in local media, placement of the Strategy on Council's website and provision of hard copies at each of Council's libraries.

GOVERNANCE AND POLICY IMPLICATIONS

Nil impact.

MATERIAL RISKS AND ISSUES

If grant or revenue funding is not available to provide for projects in the Four Year Capital Works Program to be undertaken, works will be delayed until either funding is made available through Council's CAPEX program or other funding sources are identified.

CONCLUSION

The draft Skate Strategy addressed Council's need to take a strategic approach to the provision, position and co-location of skate facilities in Wyong Shire that meets the community's needs and provides a sense of place in the Shire. It will provide connection for young people and diverse facilities to accommodate a broader range of activity styles.

ATTACHMENTS

- 1 Draft Skate Strategy D11751047



Wyong Shire Council

SK8 STRATEGY

2014



Wyong
Shire
Council
CENTRAL COAST



Wyong
Shire
Council
CENTRAL COAST

Sk8 Strategy
Wyong Shire Council

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2 Hely Street Wyong
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PO Box 20, Wyong NSW 2250
T 02 4350 5555
Open hours 8.30am - 5.00pm
Monday to Friday
E wsc@wyong.nsw.gov.au
www.wyong.nsw.gov.au

Sk8 Strategy

Vision

Our community will be a "sk8 friendly" Shire where urban places become inclusive spaces for social engagement across a variety of ages and types of users. Sk8 friendly spaces will be linked by shared paths and modifications to the public domain, designed and built for practical sk8 purposes.

Scope

This Strategy cannot just be about skateboard riders or skate parks, as alternate riding sports include bicycles and scooters as well. Equipment is continually evolving through innovation and the terrain used is only limited by the skill and imagination of the riders.

The concept of "sk8" is an inclusive term that covers BMX, scooters, in-line skates, longboards, mountain bikes and skateboards. These groups include a significant portion of the Shire's population and visitors.

Sk8 is a recreational activity that occurs in parks and outside of these areas in commercial and civic spaces, shared pathways and throughout the constructed public domain and Council must plan for its appropriate inclusion in future developments.

Objectives

- Identify major drivers and issues for alternate sports using skate related facilities.
- Identify preferred locations for a hierarchy of sk8 places from regional to district, to local and skate spots on the shared pathway system.
- Engage the community in the preparation of masterplans to guide the development of sk8 facilities over the long term.
- Complete unfinished sk8 facilities and create places that integrate with them.
- Broaden the focus of Council to address opportunities for a range of sk8 activities across dedicated and multi-use infrastructure.
- Expand and coordinate the capacity of facilities to improve activity outcomes.
- Improve social engagement outcomes for sk8 places.
- Integrate sk8 community infrastructure.

Statement of need (driving factors)

There is growing participation in alternative riding sports that use skate parks, such as scooters and BMX, and demand for skatable civic infrastructure such as stairs and paths has also increased.

There is a need for a clear direction on provision, management and maintenance of sk8 facilities so that planning and funding can be arranged over the long term.

Wyong Shire has a significant number of residents and visitors that use or interact with sk8 facilities. As well as these groups we have an active sector of elderly people who use public spaces for social interaction and to keep fit. This being the case we need to consider diverse recreation needs and as such design spaces for all ages.

As new technology and styles have emerged across the design of skate boards, BMX, scooters and in line skates, there is a concurrent need for integrated facilities and places that accommodate these evolutions.

Participation and physical activity has declined among younger people in recent years, so the provision of appropriate facilities that encourage physical activity is critically important in terms of community wellbeing.

A similar decline in participation in organised sports has led to more participation in alternative solo activities such as freestyle BMX and mountain biking (MTB), skate boarding and scooter riding (Australian Bureau of Statistics). Council's Four Year Delivery Program includes the development of diverse and safe youth and child oriented facilities as core components in recognition of these trends.

A range of sk8 places is needed to offer diverse experiences and opportunities that meet the needs of a variety of users and activities. Through better management we can address community perceptions of sk8 place activities as being restricted to within skate parks.

This can be done by more appropriate public domain designs that provide opportunities for social engagement between users and others to reduce perceptions of threat and feelings of a lack of safety.

Current situation

Council owns and operates 17 skate facilities across Wyong Shire. They range from precast concrete elements on hard courts at Chain Valley Bay or simple slabs at San Remo, to the larger modular type skate park at Picnic Point and the skate park at the Wadalba Playing Field Complex.

There are two private skate facilities in the Shire, the Slam Factory at Tuggerah, and the Dooralong Courts (managed by Reserve Trust).

Some of Council's existing facilities were not fully developed after the first stages were built 10 years ago. These include San Remo XPark, Toukley, Lake Haven and Berkeley Vale skate parks. There is an opportunity to review incomplete parks and seek funding to update and complete these facilities.

Most of the skate parks are built at ground level on reinforced concrete slabs with end units and obstacles, rails and boxes. There is only one active skate bowl in the Shire at Wadalba.

Generally the older, lower quality skate facilities are located in the north of the Shire and there are no large active skate parks in this area.

Most of the skate parks in the southern two thirds of the Shire have strong linkages to shared pathways or footpaths and public transport.

The existing Council managed skate parks are located as follows:

- Eight facilities on sports fields surrounds.
- Four at passive parks.
- Two at multi-use hardcourts.
- Two at community centres.
- One at San Remo - a stand-alone extreme sports

site.

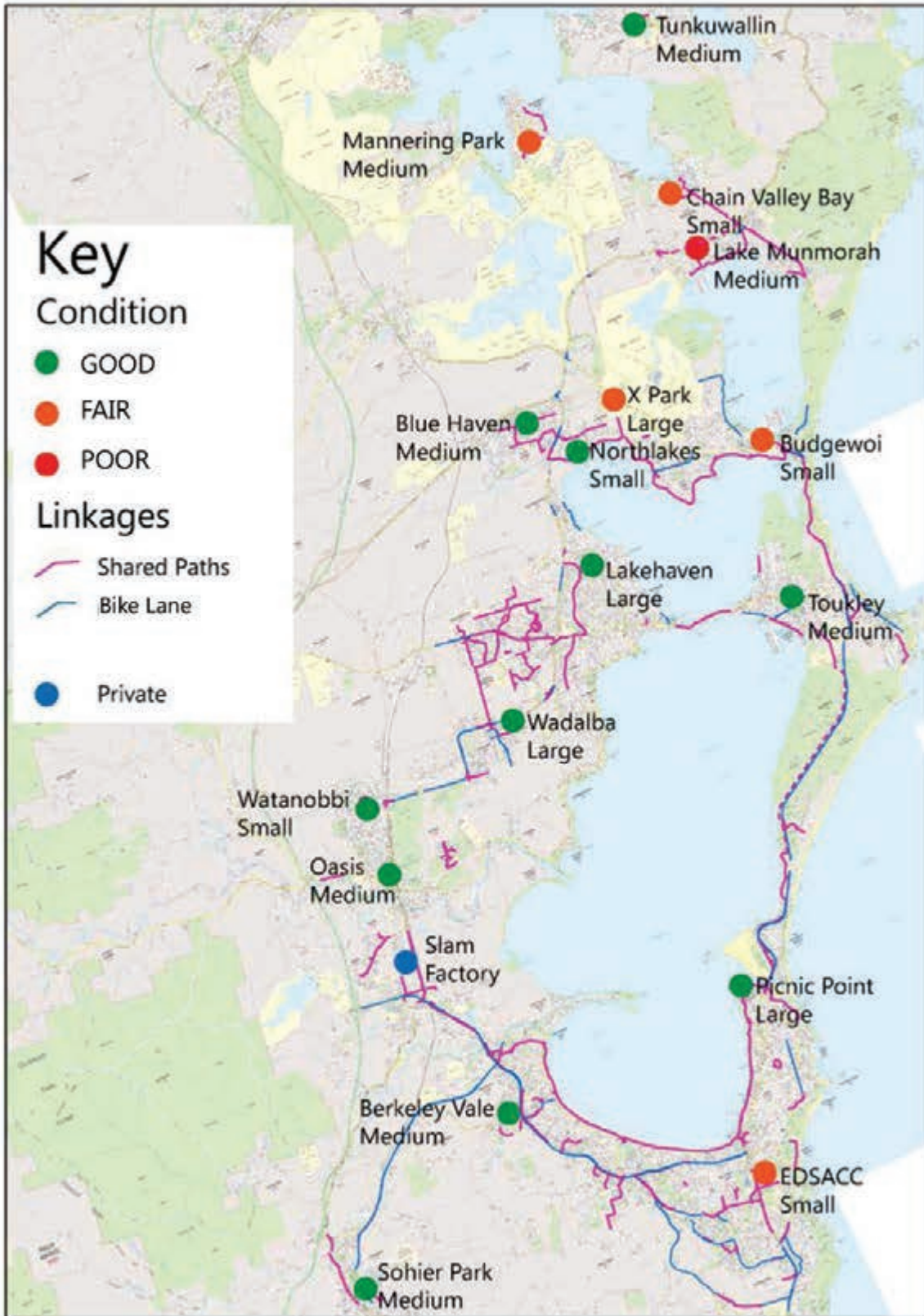
In regard to passive surveillance and perceptions of safety, most skate parks are located within 50 metres of a public road.

Our shared path network in its current form is not skateboard friendly due to the jointing and finish of the concrete wearing surface. Consideration in future designs will be given to vary the wearing surface specification to accommodate skateboards and scooters.

The following plan shows the location, scale and condition of current skate parks with the network of



Sk8 Places located in Wyong Shire





6-1 Wyong Shire Council 2014



Demand

Globally, skate, scooter and BMX facilities are becoming more diverse in terms of their style and size. This trend is in part a response to increasing popularity and evolution of sk8 activities.

A visit to any skate park or shared pathway in Wyong Shire will show that skating is no longer the domain of teenage males. Families enjoy scooters together, young and old skaters ride longboards and BMX-ers continue to enjoy the sport well into their thirties.

Best practice research reveals a trend in the development of larger, diverse, more challenging and integrated skate and BMX facilities as well as the development of skate dots and spots (smaller scale, single or minimal element facilities integrated within urban or park settings). The former are often situated in iconic open space settings in town centres while the latter can be embedded as part of other infrastructure such as shared paths or in town centre plazas.

Currently, there is an international trend toward street/skate plaza style skating with an approximate 78 per cent of skaters (mostly young skaters) identifying as street skaters. However, there are limited opportunities for street skating in Wyong Shire due to a lack of street elements in the public domain. Best practice in the United States currently recommends a balance of 60 per cent street style to 40 per cent transition (vertical) elements for skate facilities. Integrated, multi-use youth and skate and BMX facilities are emerging around Australia (e.g. Bar Beach Merewether and Geelong Youth Activities Area).

Facilities that consider the needs of a broader range of young people (e.g. seating, shade, art elements, and community and events infrastructure) can increase their attractiveness to more young people and the wider community. Activation of skate and BMX facilities as event spaces is also a growing trend that makes these facilities more accessible to the broader community which in turn offers economic benefits from skate based tourism.

In Wyong, as a result of the popularity of small scale skate and BMX facilities, overcrowding, congestion and collision issues at high use facilities creates user-conflicts that could be avoided through more considerate design solutions. Skaters, scooter riders and BMX riders have their own specific requirements.

In North America and some areas in Australia (e.g. Beenleigh in Queensland) separate purpose built facilities for each style are being developed instead of incorporating skate and BMX elements in the one facility. This approach could be considered within the conceptual process of designing future facilities; however the cost of construction of separate user dedicated facilities is capital and space intensive.

Consultation undertaken as part of this plan revealed that dedicated skaters, scooter and BMX riders are highly mobile and are willing to travel long distances to high quality facilities which offer a unique experience. Such facilities attract users regionally, nationally and internationally. Skate Tourism is increasing in NSW and there is an opportunity for Wyong Shire Council to capitalise on the economic development potential, cost recovery and social benefits such facilities offer.

In developed areas with advanced public transport systems servicing outlying areas and high usage in the 17 to 24 year old age group, large facilities may be able to be located outside of urban areas. However, given Wyong Shire's user-profile and largely dispersed urban population, a central area would be more desirable due to potential for complementary business development and the availability of existing or planned supporting infrastructure and services, such as public transport, retail outlets, restaurants/café, accommodation and complementary community and cultural infrastructure.

There are opportunities to investigate potential private partnerships in these central locations as the land availability is usually at a premium. Partnerships within shopping centres and/or large building developments could also be considered rather than using traditional open space land.

Trends

Increasing diversity in sk8 facility styles, particularly street style/sk8 plaza facilities.

Development of larger scale facilities to cater to the needs of a range of active and passive user groups and for other youth intended functions.

Sk8 dots and spots can help to complete the network of opportunities and provide for moderate needs in isolated areas some distance from central facility.

Integration of sk8 and BMX facilities within other recreation and community infrastructure environments.

Community managed facilities by way of lease or licence agreements.

Capitalisation on economic development potential, cost recovery and social benefits by development of facilities that appeal to sk8 and BMX tourism (i.e. larger facilities).

Significant adoption of civil and public domain infrastructure for sk8 related activities - better integration and design can incorporate sk8 places safely and appropriately into new civil and public domain infrastructure projects.

Private providers may have a role in the future sk8 and BMX Network through the provision of indoor facilities in central locations in shopping centres or large building developments.

Windows/Possibilities

Funding:

- State and Federal grant opportunities for larger facilities e.g. NSW Community Building Partnerships and Australian Sports Foundation Sport Incentive Program.
- Council's 10 year Capital Expenditure (CAPEX) program.
- Shire-wide s94 (developer contributions) plan to expand the catchment of expenditure.

Economic Benefits:

- High quality facilities offer international level competition opportunities.
- Spectator numbers are high for sk8 events e.g. sports tourism, social enterprise and business outcomes.
- Local business opportunities for equipment, sales, service.

Partnership and Programs:

- User group interest in holding events with augmented facilities.
- Growing number of road, track and facility based sk8 events.
- User group and individual interest in starting clubs through social enterprise and business sponsorship models.

Community Benefits:

- Inclusion in public domain design.
- Activation of public spaces.
- Social engagement across age groups.
- Complimentary outdoor activities.

Potential of current assets:

- Many assets are highly used but only partially completed.
- Potential asset rationalisation through value adding to pathway linkages.



Principles

Planning and Design:

Initiate community involvement and partnership in planning and design of facilities to improve the acceptance, use and function of sk8 places.

Promote the community infrastructure throughout the region by linking sk8 places to other facilities.

Integrated planning, design and construction resourcing for high quality sk8 facilities.

Incorporate sk8 places with other community and recreation facilities such shared pathways, recreation, commercial and civic precincts to increase access, catchment and community safety.

Deliver sk8 places based on the principles of accessibility.

Improve the safety of sk8 places using Crime Prevention through Environmental Design (CPTED) principles and ensure minimal negative impacts on surrounding land uses.

Reduce perceptions of threat and anti-social behaviour by integrating Sk8 places into the public domain rather than segregating them.

Give priority to bicycle and pedestrian access and connections to public transport

Ensure circulation is not impeded by sk8 place integration.

Design for sustainable cost effective maintenance and management of all elements.

Plan for and provide ancillary facilities to provide shade, water, toilets, art elements, events infrastructure and spectator opportunities as appropriate to the scale of the facility.

Design for a range of users and ability levels.

Facilitate variety in activities and challenges to the user catchment of the facility.

Explore opportunities to integrate sk8 places into new infrastructure and public domain projects.

Monitor and evaluate outcomes for continuous improvement.

Construction

Use quality controlled construction for sk8 places to ensure high level usage.

Engage contractors with relevant experience in construction of Sk8 related facilities

Strategic Actions

Short term – one year

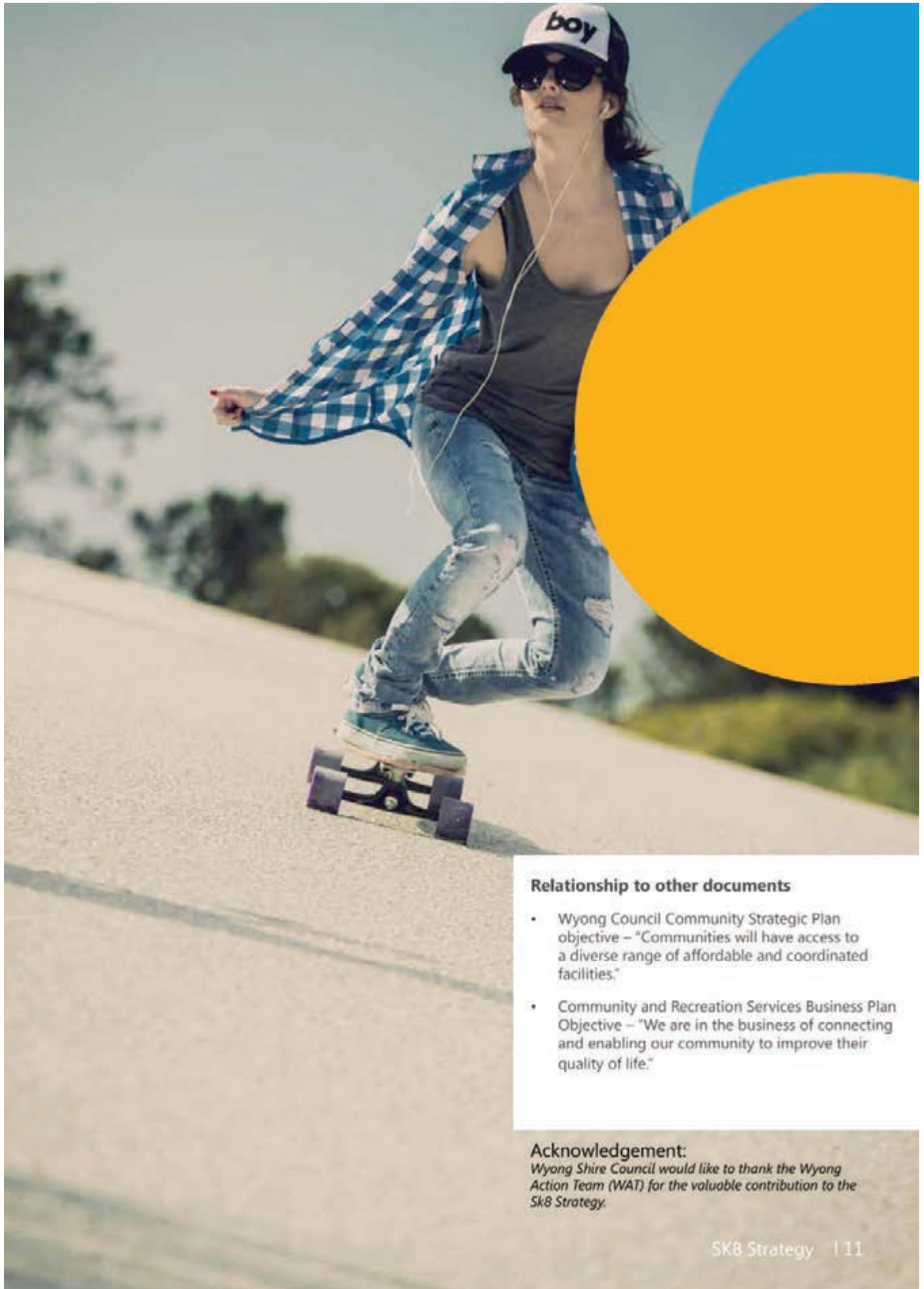
- Review and update the Shared Pathway Strategy to improve connections to existing and planned sk8 Places.
- Develop a hierarchy of sk8 Places in the Shire by identifying locations for regional, district and local facilities.
- Develop Desired Standards of Service which help detail the rationale for future provision and embellishment levels for skate and BMX facilities across the region.
- Develop informative signage including code of conduct and risk management instructions for sk8 facility users across the region.
- Review and design to incorporate sk8 places safely and appropriately into new civil and public domain infrastructure projects.

Medium term – three to five years

- Complete unfinished Skate Parks in San Remo X Park, Toukley, Berkeley Vale and Lakehaven.
- Build local multipurpose slabs associated with community, sport and civic spaces.
- Create sk8 diversions and sk8 dots associated with the Shared Pathway Network development.
- Consider mechanisms in the planning scheme to support the compatibility of indoor skate and BMX facilities within industrial land use and other suitable precincts and pursue partnership opportunities with private providers.
- Review and revise the shire wide S94 (Developer Contributions Plan).

Long term – five to ten years

- Provide an additional regional Skate Park at Picnic Point and in the North of the Shire.
- District skate parks to the north, south and south west.
- Investigate and report on sites for large scale and iconic facilities.



Relationship to other documents

- Wyong Council Community Strategic Plan objective – “Communities will have access to a diverse range of affordable and coordinated facilities.”
- Community and Recreation Services Business Plan Objective – “We are in the business of connecting and enabling our community to improve their quality of life.”

Acknowledgement:

Wyong Shire Council would like to thank the Wyong Action Team (WAT) for the valuable contribution to the Sk8 Strategy.



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October 2014

5.2 Customer Satisfaction of Council's Local Road Network

TRIM REFERENCE: F2011/00879 - D09258680

MANAGER: Peter Murray, Manager

AUTHOR: Darren Mitchell; Asset Management Programmer

SUMMARY

The purpose of this report is to confirm that Council is managing the pavements of the local road network in a sustainable way and to review Council's approach to the management of the local road corridor with the view to maximise customer satisfaction. In recent years the emphasis has been on improving the road pavement condition. However the road corridor also includes kerb and guttering, footpaths and other pedestrian facilities that also significantly impact customer satisfaction.

RECOMMENDATION

- 1 That Council adopt a Pavement Condition Index (PCI) target of 7.1 and 7.2 for 2014/15 and 2015/16 respectively.**
- 2 That Council maintain current funding levels (plus allowance for annual inflation) for road renewal and resurfacing to permit these pavement condition targets to be achieved and maintained long term.**
- 3 That Council recognise that increased customer satisfaction of the road network, now that the pavement condition has improved, will now primarily be driven by improved kerb and gutter, footpaths and other road related facilities.**
- 4 That Council consider increased funding of kerb and gutter, footpath and other road related infrastructure as funds become available in the future.**

BACKGROUND

The period from 2000 to 2008 coincided with an overall decline in the condition of the Shire's road pavements as measured by both the Pavement Management System (PMS) and community dissatisfaction. Council subsequently embarked on a review of our strategic road pavement asset management practices in 2008.

The review identified a number of historical practices which were not sustainable and were contributing to the overall decline in the network. Some of these practices included:

- The allocation of the majority of road expenditure to the upgrade of old roads to higher standards such as widening, kerb and gutter and elaborate intersection treatments. This practice diverted funds from the essential preservation task of road pavement resurfacing.
- Inadequate budget provision and a history of reducing budgets mid-year to fund over expenditure elsewhere in the organisation.

- Allocating funding to individual roads based on addressing the poorest pavement condition rather than on the basis of maximising the overall long term road network condition by timely resurfacing and other cost effective treatments.

In 2008/2009 Council further developed its Pavement Management System (PMS) to enable modelling of the network to assess the impact of different funding scenarios on the condition of our local road network as measured by a Pavement Condition Index (PCI). The PCI is a measure of the “health” of our road pavements. A road in ‘as new’ condition has a PCI of 10 and the more defects a pavement exhibits, such as potholing, rutting and cracking, the lower the PCI score.

As a result of this modelling, a major change in policy direction occurred which resulted in road renewal budgets from 2009/2010 being based on optimising works programs to achieve a steadily increasing PCI. See Table 1. This change to sustainable road pavement management practices has resulted in:

- 83 km of road pavement renewal/upgrade and 145 km of reseals in the past 5 years.
- The decline in the PCI being halted in 2008 and then steadily improved to the current index of 6.9.

CURRENT STATUS

Council expends \$12.7 million annually on road pavement renewals and resurfacing. At this current rate of expenditure and providing rainfall remains on average trend, it is forecast that the local road network will achieve a PCI of 7.1 and 7.2 by July 2015 and July 2016 respectively.

However with the recent achievement of a PCI of 6.9, there has been a dramatic reduction in complaints regarding the condition of our local road pavements which has raised the question of whether Council should continue with a policy of funding an ever increasing PCI or consider other options with regard to increasing our customer satisfaction of our road corridors.

To test current customer satisfaction and to identify alternative customer preferences, workshops were held at the last Community Forums at Halekulani Bowling Club and Mingara Recreation Club on 28 August and 2 September 2014 respectively.

Whilst audience numbers were limited, the feedback received confirmed the anecdotal evidence that there had been a broadening of interest away from a sole focus on improving road pavement condition to also include a desire to improve other road corridor facilities such as increased lengths of kerb and guttering and footpaths and improving other facilities such as cycleways. See Table 2.

PROPOSAL

Based on analysed modelled data, existing capital budget and feedback from the residents, it is suggested that the condition of our local road pavements is approaching a condition that is generally acceptable to the community. Further, it is considered that additional expenditure

5.2 Customer Satisfaction of Council's Local Road Network (contd)

to further increase the PCI will not be reflected by increased customer satisfaction of the road corridor.

OPTIONS

To inform the review, PMS was used to model four different scenarios shown in Table 3 to identify the costs of potentially increasing the target PCI's relative to the current strategy:

Scenario 1) - Current Road Renewal and Resurfacing Expenditure – Modelling showed that if current funding of \$12.7M per year is maintained in real terms, the PCI will stabilise at approximately 7.2.

Scenario 2) - Achieve PCI of 8.0 in 2016/17 and Maintain – The total accumulated cost of this accelerated pavement improvement program would be of the order of \$23M more over a 10 year period when compared to Scenario 1).

Scenario 3) - Achieve PCI of 8.0 within 5 Years and Maintain – Modelling indicated that the total accumulated cost of this accelerated pavement improvement program would be of the order of \$20M more over a 10 year period when compared to Scenario 1).

Scenario 4) - Achieve PCI of 8.0 in 10 Years – Modelling showed that this would again require additional funds but the total accumulated cost of this pavement improvement program completed over a longer horizon would be of the order of \$18M more over a 10 year period when compared to Scenario 1).

Scenarios 2, 3 and 4 would all require significant increases in expenditure (see Table 3) and importantly is unlikely to realise the same increase in customer satisfaction that would be achieved if any additional funding, as it becomes available is spent on improving other road corridor facilities such as increased lengths of kerb and guttering and footpaths and improving other facilities such as shared pathways.

STRATEGIC LINKS

Wyong Shire Council Strategic/ Annual Plan

<i>Principal Activity</i>	<i>Service</i>	<i>Key Action and Objectives</i>	<i>Funding Source and Description</i>	<i>Impact on Key Performance Indicators/ Service Performance Indicators</i>
Roads	Travel	There will be ease of travel within the Shire, and to other regional centres and cities. Travel will be available at all hours and will be safe, clean and affordable	General revenue, Special Rate Variation & grants	Support the continuation of achieving target quantities of pavement renewals and the PCI target of 7.1 and 7.2 for 2014/15 and 2015/16 respectively.

Contribution of Proposal to the Principal Activity

The proposal broadens Council's previous focus from that of solely improving road pavement condition to also improving the ease of travel for pedestrians and cyclists.

Long term Financial Strategy

The PMS modelling optimises financial sustainability by selecting the optimum pavement renewal and resurfacing treatments, at the optimum time to minimise pavement life cycle costs over the long term. The proposal aligns directly to Council's Long Term Financial Strategy.

Asset Management Strategy

The PMS modelling considers the following attributes:

- Whole of life costs
- Savings in maintenance costs
- Savings to road users
- Maximisation of Asset Value
- Prioritisation of works

Therefore the proposal aligns directly to Council's Asset Management Strategy.

Workforce Management Strategy

The recommended proposal also levels resource demand over the long term which aligns with Council's Workforce Management Strategy.

Link to Community Strategic Plan (2030)

The proposal directly links to the Community Strategic Plan (2030), by the way of providing ease of travel within the Shire. The proposal will achieve this through the ongoing upgrading of roads within the region (2g).

Furthermore, the proposal also considers (2c) within the Community Strategic Plan (2030), by the way of encouraging the funding of improved bicycle/shared pathway network linkages and related facilities to encourage more cycling and pedestrian options as funds become available in the future.

Budget Impact

The recommended scenario requires the current steady state funding strategy to be maintained to achieve a stable PCI of 7.2. As a consequence, this approach does not have a budget impact.

The recommendation to improve the other related road corridor assets is dependent of funds being available in the future and would be managed through Council's annual budget process.

CONSULTATION

To test current customer satisfaction and to identify alternative customer preference, workshops were held at the last Community Forums at Halekulani Bowling Club and Mingara Recreation Club on 28 August and 2 September 2014 respectively. The workshop participants were presented with a scenario whereby Council had received an unexpected grant of \$1M. Participants were asked to indicate which road corridor assets they would like to see the funds spent on to improve. See Table 2.

Whilst audience numbers were limited, the feedback received confirmed the anecdotal evidence that there had been a broadening of interest away from a focus solely on road pavement condition to also include a desire to improve other road corridor facilities such as increased lengths of kerb and guttering, footpaths and other pedestrian facilities.

GOVERNANCE AND POLICY IMPLICATIONS

Nil Impact

MATERIAL RISKS AND ISSUES

Nil Impact.

CONCLUSION

This report confirms that Council's previous strategy of improving road pavements since 2008 has been effective and PMS modelling confirms the current rates of road resurfacing and renewal are sustainable. Further, it is evident that the community's satisfaction of the condition of road pavements has increased to the point where Council may now consider improvements to the other road corridor assets such as additional kerb and guttering and footpaths as funds become available in the future rather than invest additional funds on continuing to improve road pavement condition as measured by our pavement condition index.

Consequently it is suggested that the current steady state improvement towards PCI of 7.2 is maintained by maintaining the current rate of funding in real terms and any opportunity to construct additional footpaths, shared paths and kerb and gutter throughout the Shire to better meet the expectations of the Community is exploited as these opportunities arise.

ATTACHMENTS

- | | | |
|---|--|-----------|
| 1 | Table 1 - Trends Modelled and Predicted PCI | D11745734 |
| 2 | Table 2 - Community Forum Summary - Roads and Drainage | D11745736 |
| 3 | Table 3 - Cost to Achieve Four Scenarios Modelled | D11750152 |

Table 1 - PCI Trends from 2000 to 2017

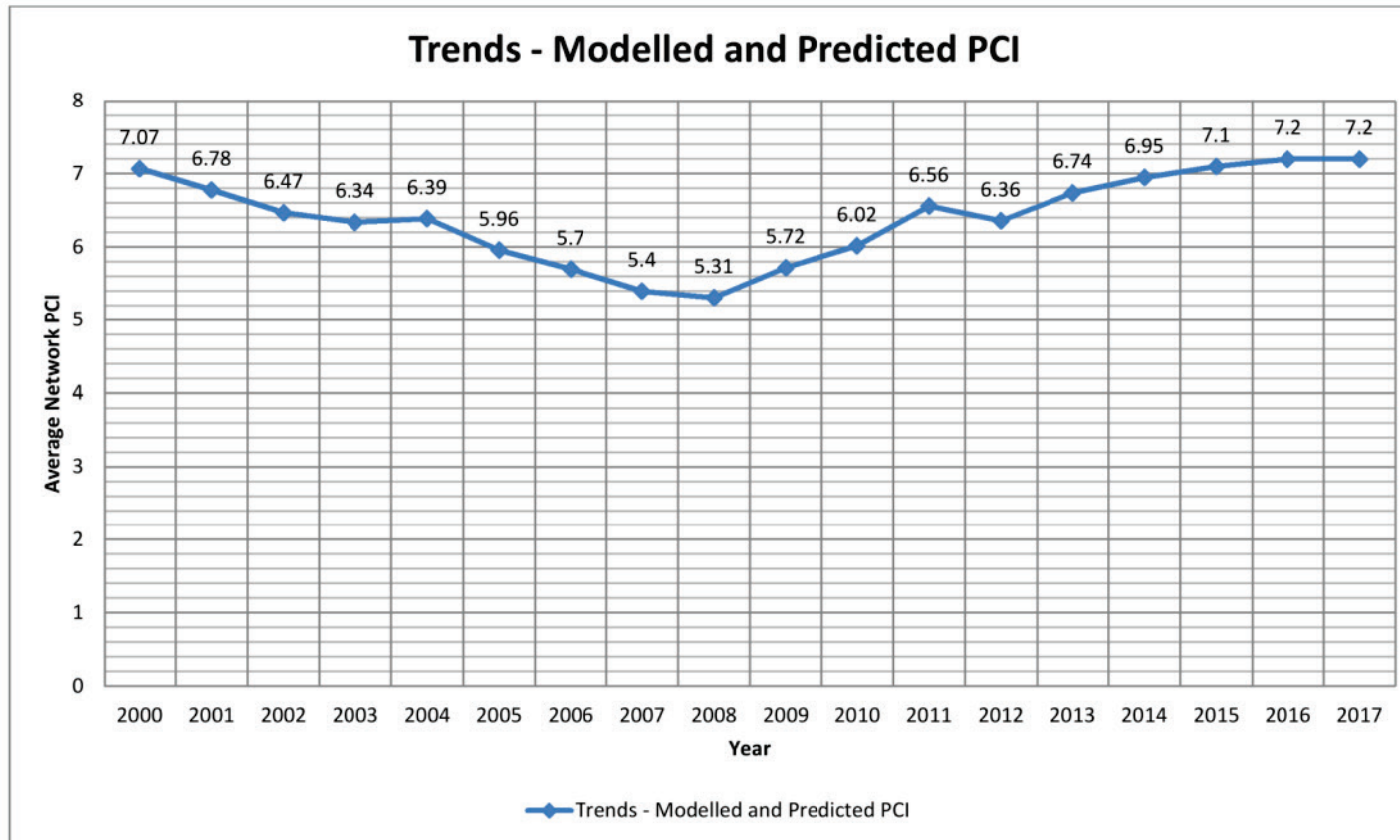


Table 2 - Community Forum Summary

Community Forum Summary - Roads and Drainage						
If Council received an unexpected grant of \$1 million, where would you like it spent?						
	Halekulani 28/8/2014		Mingara 2/9/2014			
What is your priority?	Most Important (2 points)	Second Priority (1 point)	Most Important (2 points)	Second Priority (1 point)	Totals	Calculated Total
A. Further improving the bitumen surface	2	5	7	5	19	28
D. Constructing more Kerb and Gutter	2	1	7	9	19	28
C. Constructing more Footpaths	3	4	4	4	15	22
B. Constructing more Cycleways	6	1	1	1	9	16
E. Constructing more Bus Shelters	0	2	0	0	2	2

Table 3 - Cost to Achieve 4 Scenarios Modelled													
Current PCI													
\$ '000	Scenario 1	Modelled Budget	Modelled PCI	Scenario 2	Modelled Budget	Modelled PCI	Scenario 3	Modelled Budget	Modelled PCI	Scenario 4	Modelled Budget	Modelled PCI	
2014		\$ 12,800,000.00	6.9		\$ 12,800,000.00	6.9		\$ 12,800,000.00	6.9		\$ 12,800,000.00	6.9	
2015	PCI @ 7.2 - 10 years	\$ 14,239,845.00	7.1	PCI @ 8.0 - 10 years	\$ 28,891,463.00	7.6	PCI @ 7.0 to 8.0 - 5 years	\$ 11,365,034.00	7.0	PCI @ 7.0 to 8.0 - 10 years	\$ 7,968,909.00	7.0	
2016	PCI @ 7.2 - 10 years	\$ 15,292,806.00	7.2	PCI @ 8.0 - 10 years	\$ 26,620,686.00	7.9	PCI @ 7.0 to 8.0 - 5 years	\$ 20,088,502.00	7.3	PCI @ 7.0 to 8.0 - 10 years	\$ 12,380,989.00	7.1	
2017	PCI @ 7.2 - 10 years	\$ 13,704,116.00	7.2	PCI @ 8.0 - 10 years	\$ 21,694,531.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 17,314,429.00	7.5	PCI @ 7.0 to 8.0 - 10 years	\$ 18,134,982.00	7.2	
2018	PCI @ 7.2 - 10 years	\$ 10,004,097.00	7.2	PCI @ 8.0 - 10 years	\$ 13,083,125.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 30,248,218.00	7.8	PCI @ 7.0 to 8.0 - 10 years	\$ 18,175,226.00	7.3	
2019	PCI @ 7.2 - 10 years	\$ 16,841,475.00	7.2	PCI @ 8.0 - 10 years	\$ 11,951,034.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 22,829,097.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 18,495,592.00	7.4	
2020	PCI @ 7.2 - 10 years	\$ 13,250,560.00	7.2	PCI @ 8.0 - 10 years	\$ 9,569,522.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 10,526,190.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 13,812,542.00	7.5	
2021	PCI @ 7.2 - 10 years	\$ 9,352,119.00	7.2	PCI @ 8.0 - 10 years	\$ 9,962,647.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 9,974,790.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 17,580,952.00	7.6	
2022	PCI @ 7.2 - 10 years	\$ 12,981,896.00	7.2	PCI @ 8.0 - 10 years	\$ 10,178,556.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 9,018,464.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 16,660,400.00	7.8	
2023	PCI @ 7.2 - 10 years	\$ 11,893,644.00	7.2	PCI @ 8.0 - 10 years	\$ 9,076,316.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 8,094,730.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 11,942,540.00	7.9	
2024	PCI @ 7.2 - 10 years	\$ 7,734,559.00	7.2	PCI @ 8.0 - 10 years	\$ 7,780,408.00	8.0	PCI @ 7.0 to 8.0 - 5 years	\$ 6,458,952.00	8.0	PCI @ 7.0 to 8.0 - 10 years	\$ 11,813,422.00	8.0	
Total expenditure		\$ 125,295,117.00			\$ 148,298,278.00			\$ 145,657,406.00			\$ 146,985,554.00		
Average expenditure		\$ 12,529,511.70			\$ 14,829,827.80			\$ 14,565,740.60			\$ 14,698,555.40		
				2012/13	2013/14								
				Reseals	\$ 4,770,439.00	\$ 6,573,900.00							
				RZR	\$ 191,251.00	\$ 313,260.00							
				Renewal	\$ 7,837,278.00	\$ 5,885,254.00							
					\$ 12,798,968.00	\$ 12,772,414.00							
				Average Current expenditure	\$ 12,785,691.00								

Table 3

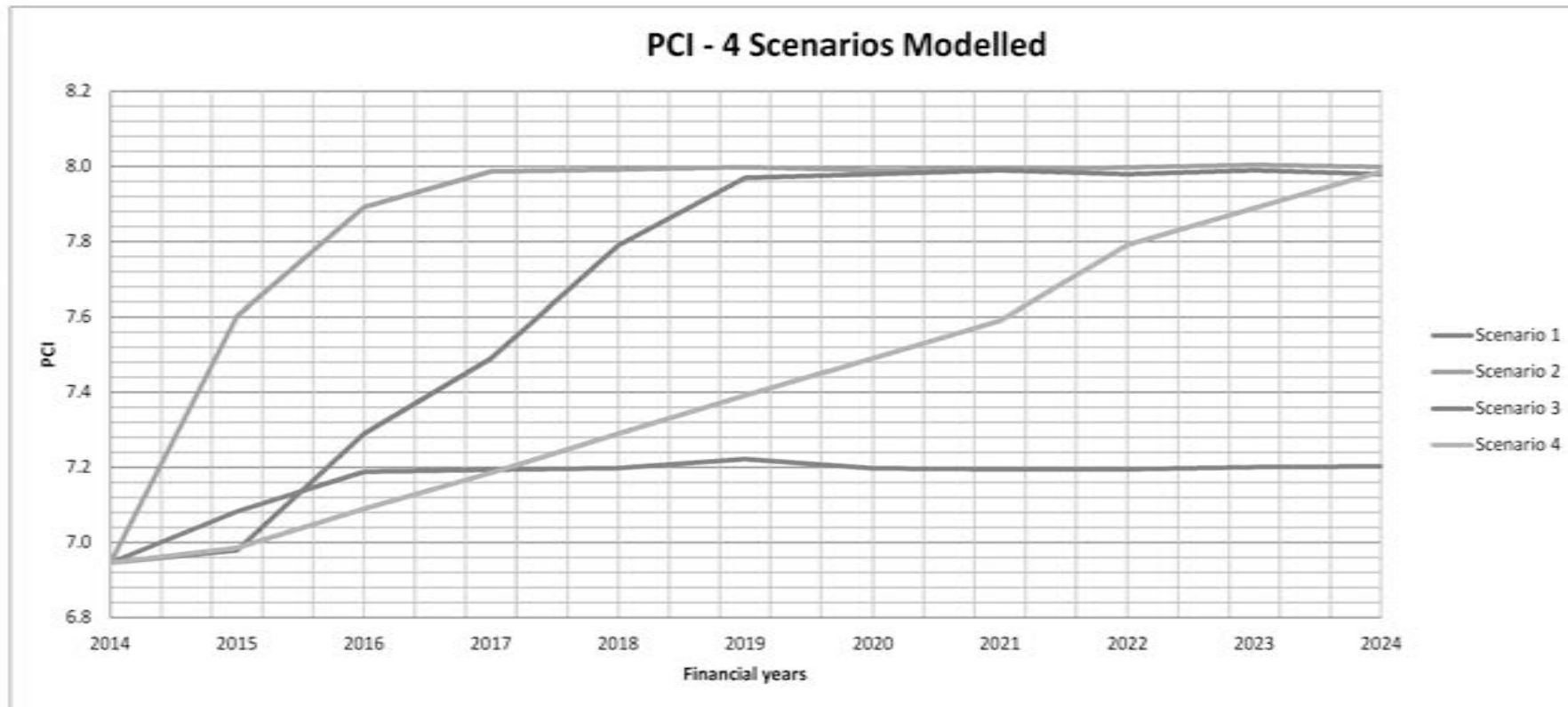


Table 3

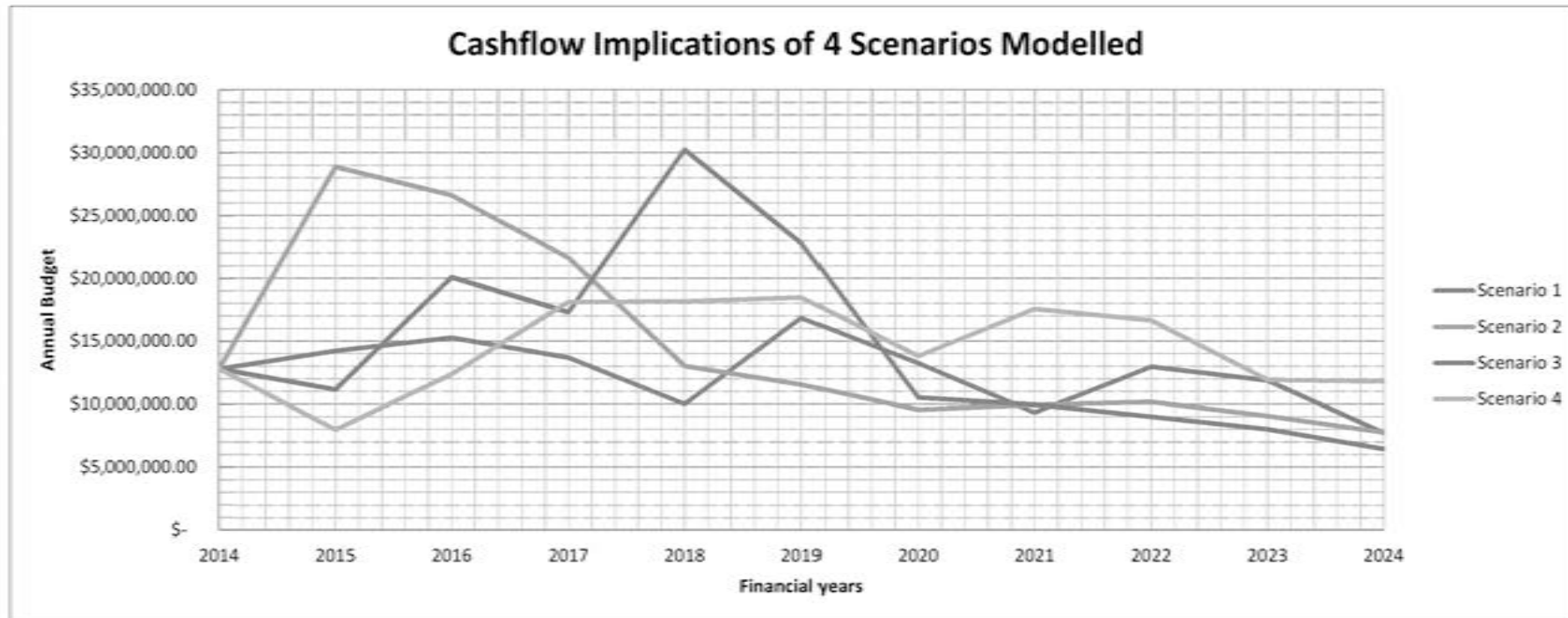


Table 3

5.3 Planning Agreements Policy Review

TRIM REFERENCE: F2004/00552 - D11718937

MANAGER: Steven Mann, Manager

AUTHOR: Sharron Colquhoun; Contributions Officer

SUMMARY

The Draft Planning Agreements Policy has been exhibited in accordance with Council's resolution. This report provides a review of the single submission received and recommends a number of minor amendments.

RECOMMENDATION

- 1 That Council adopt the draft Planning Agreements policy, with the recommended amendments.**
- 2 That Council update the policy manual and the policy be made available to the public and staff via Council's webpage.**

BACKGROUND

Council adopted the existing Planning Agreements Policy on 14 October 2009, which became effective on 13 January 2010. The policy was intended to be reviewed within 12 months of adoption.

The use and form of Planning Agreements is largely dictated by the Environmental Planning and Assessment Act 1979. The existing policy merely reinforces the legislative context with additional provision relating to the processes by which planning agreements (otherwise known as voluntary planning agreements - VPAs) will be negotiated and administered by Wyong Council.

The existing policy was rewritten to make it simpler to understand and to provide greater clarity about the process. The rewriting of the policy has been undertaken with the benefit of having processed a number of VPAs under the existing policy recently.

Council considered a report regarding the revised policy at its meeting on 13 August 2014, and resolved to publicly exhibit the reviewed policy and to receive a further report following the exhibition period.

THE PROPOSAL

The main features of the reviewed policy are:

- Simplified aims and objectives
- Reformatting of the policy into functional sections
- A more systematic outline of the process

- Re-enforcement of the principle that any decision to enter into a VPA is at Council's absolute discretion (Section 2).
- A new requirement that developers agree to the VPA obligations being recorded on a Section 603 (outstanding Debts under Local Govt. Act) (cl 1.35).
- A requirement specifying the timing for the registration on the title of the land and the ability for Council to repudiate the agreement where registration does not occur.
- A requirement that the developer agree to Council imposing a caveat on the land to register the obligations of the VPA.
- Removal of the restrictions on how surplus value will be recognised (cl2.17).

PUBLIC EXHIBITION

The draft policy was publicly exhibited (and distributed internally for comment) in the local paper and available for inspection in the Council chamber and on Council's webpage for 30 days between 10 September 2014 and 10 October 2014, with 1 submission received during exhibition.

SUBMISSION

One submission was received. It is a detailed submission and has analysed the policy as if it was a binding legal document, which it is not. While the policy sets down default positions on various issues, inevitably alternative arrangements can be negotiated.

The submission has raised a number of issues and suggestions that will improve the draft policy and amendments are recommended in respect of these matters.

The other issues of concern relate to the provisions relating to security, pooling of contributions and the recognition of credits. These provisions have been drafted having regard to the form and content of recently executed VPAs and to ensure that there is a suite of arrangements to protect Council's interests.

The provisions relating to security (D35-D39) are qualified by the wording "Council will generally require" so that there is room to negotiate alternative arrangements if particular circumstances warrant.

The provision relating to credits (D42) reinforces the provision within existing contribution plans that credits in respect of works-in-kind cannot be used to offset contributions in another contributions plan.

Details of the proposed amendments are provided in the attachments.

OPTIONS

Council has the option of:

- 1 Retaining the existing policy
- 2 Adopting the reviewed policy without changes
- 3 Adopting the reviewed policy with amendments

Option 3 is recommended having regard to the nature of the review and the submission received.

STRATEGIC LINKS

The use of planning agreements under the adopted policy can provide a means by which objectives under the Community Strategic Plan can be achieved

GOVERNANCE AND POLICY IMPLICATIONS

There are no governance and policy implications arising from the adoption of the reviewed policy.

MATERIAL RISKS AND ISSUES

The policy is directed at providing guidelines on how VPAs will be negotiated and managed and is directed towards reducing risk.

CONCLUSION

The reviewed planning policy document provides an improvement in the format, structure and the language on the existing policy. As there are no substantive changes, and the amendments incorporated from the submission are of a minor nature, it is recommended that the reviewed policy be adopted.

ATTACHMENTS

- 1 Submission and Council Responses to draft Planning Agreements Policy - October 2014 -D11744523
- 2 Draft Planning Agreements Policy - with amendments - October 2014-D11744799

Submission by Yeramba Estates Pty Ltd to draft Planning Agreements Policy – October 2014

(Note: wording in red represents Yeramba’s suggested changes)

Issue No.	Policy Ref	Comment	Suggested Amendment	Council Response
1	A1 Policy Summary	The Policy summary does not make any reference to the Instrument changes.	Amend the statement as follows: Provide guidance for the use of planning agreements in connection with development and Instrument changes.	To be amended as suggested
2	C2 & C5 Definitions	The definition of Council is included twice in the definitions	Remove one of the definitions of Council.	To be amended as suggested
3	C Definitions	A definition of “Council area” is required. The policy contains many references to “Council area” and it is assumed that this reference is to land within the Wyong LGA. The same applies to the term “affordable housing” (see clause D8 (c)) and “works in kind” (see clauses D17 & D18).	Insert a definition of “Council area”, “affordable housing” and “works in kind”.	To be amended as suggested
4	C10 Definitions	This Clause suggests that the agreement will ultimately relate to a development. It is suggested that there may be times when a Planning Agreement relates to a rezoning only.	Amend the definition of Instrument change as follows: Instrument change means a change to an environmental planning instrument.	To be amended as suggested
5	C12 Definitions	This definition does not refer to 3 rd parties such as Government Agencies or property owners	Amend the definition of Parties as follows: Parties mean Council, a Developer or Developers, Government Agencies or property owners.	To be amended as suggested
6	C20 Definitions	This definition is confusing. It may be better expressed as a formula so that it is clearer to all parties. It also makes reference to a “Developer’s provision” which is not defined – it should say “Developer’s Contribution”	It is requested that Council review this with a view to making it more easily understood.	No amendment proposed. The definition is appropriate and has been drafted by a legal practitioner
7	D1 Jurisdiction	Jurisdiction – this statement is in conflict with the Policy Background statement that says that the policy covers “all persons dealing with Council in relation to Planning Agreements”	A change needs to be made to either Clause D1 or the Policy Background statement. Definition of “ <i>Development Contribution</i> ”	No amendment proposed. The wording of “provision” is intended to cover more than a monetary contribution, such works in

				kind or material public benefit
8	D4 Council's Discretion	The word "principles" is misspelt.	Correct spelling	To be amended as suggested
9	D5 Council's Discretion	Includes a reference to Part 7.0 of the policy which does not exist.	Change reference to Part E	To be amended as suggested
10	D6/e Objectives	It is noted that this is a re-written version of clause 2.1(h) from the existing Policy. This new version contains the term "non-standard" Public facilities. It is not clear what this means.	Leave the clause as per the current policy (clause 2.1(h)) To provide certainty for the community, Developers and Council in respect to Public facilities and development outcomes; and	To be amended by removing the wording of "non-standard"
11	D7 Principles	The existing policy contains two important principles that have been excluded from the draft Policy. These are included in clause 2.2 (d) and (f) of the existing policy and relate to when Council will use a Planning agreement and how Council will act in regard to Planning Agreements. These are important principles and should not be excluded.	Insert clauses 2.2 (d) and 2.2(f) as per the current policy. Council will not use Planning Agreements for any purpose other than a proper planning purpose. Council will not improperly rely on its statutory position, or otherwise act improperly, in order to extract unreasonable Public benefits from Developers under Planning Agreements, and will ensure that all Parties involved in the Planning Agreement process are dealt with fairly; and	No amendment proposed. These principles are covered in Section B – Policy Background.
12	D12 Preparation & Form	This clause refers to a "standard form Planning Agreement" yet it is not attached or any reference given to where it can be found.	Attach the standard form Planning Agreement to the policy or make a reference to where it can be found.	To be amended to include a note indicating Council will supply standard VPA that is suitable for the particular type of agreement
13	D13/a Costs	The Policy states that the developer must prepare the Planning Agreement – see E14(g). If that is the case, then the developer should not be responsible for Council's costs in preparing a Planning Agreement.	Remove the "preparing" from this sub clause.	No amendment proposed. The wording of this clause states that "Council will generally require". This can be negotiated case by case.

14	D13 Costs	<p>This clause states that the amount to be paid by the developer will be determined by negotiation in each case. This is considered to be too broad and it is evident that the amounts "negotiated" can vary significantly from agreement to agreement.</p> <p>Why can't this figure be set in Council's adopted fees and charges? This would ensure a greater level of transparency and certainty for all parties.</p>	An amount to cover Council's cost of negotiating, advertising and entering into a planning agreement should be adopted in Council's fees and charges.	No amendment proposed. Costs to be negotiated case by case. In some cases this will not apply.
15	D14 Costs	<p>This clause requires the developer to contribute to the ongoing maintenance of the agreement "in particular cases". Greater clarity on what cases are being referred to (and what costs) is needed – this is too open ended.</p>	Amend this clause to provide greater clarity over the types of cases and the amounts required.	No amendment proposed. Depending on the circumstances, an amount can be negotiated and agreed to between Council & the Developer as part of the planning agreement preparations, based on cost recovery.
16	D16 Recurrent Charges	<p>The reference to the developer being responsible for recurrent costs "in perpetuity" is not supported. It is acknowledged that recurrent costs would only be sought in exceptional circumstances but any reference to the timing of such payments should be linked to the asset life of the facility as a maximum.</p>	Remove the term "in perpetuity" for the clause and replace with a reference to the life of the asset.	No amendment proposed as this is subject to negotiation, and may not apply in all cases
17	D16 Recurrent Charges	<p>It is noted that Council has removed the previous Clause 2.11 from the draft policy. This is an important clause because it sets an end date for recurrent contributions for facilities that serve the wider community.</p>	<p>Insert the previous Clause 2.11 as follows:</p> <p>However, where the Public facility or Public benefit is intended to serve the wider community, the Planning Agreement will only require the Developer to make contributions towards the recurrent costs of the Public facility until a public revenue stream is established to support the ongoing costs of the facility.</p>	As above No amendment proposed as this is subject to negotiation, and may not apply in all cases

18	D17 S94 & S94A	This clause needs to refer to a development that is the result of planning instrument change.	Amend clause D17 as follows: A Planning Agreement may wholly or partly exclude the application of Section 94 or Section 94A of the Act to any Development to which the agreement relates including a development the result of an instrument change. This is a matter for negotiation between Council and a Developer having regard to the particular circumstances of the case, including, but not limited to, negotiation and agreement relating to works in kind.	To be amended by the insertion of the wording "or Instrument change"
19	D20 Valuation	This clause contains a typo.	Remove the word "with".	To be amended as suggested.
20	D22 & D23 Timing	These clauses set a timing for the payment of the developer's obligations. This appears to be in conflict with clause D8(k) which allows contributions to be paid at various stages. It is requested that these clauses be removed from the policy. If Council chooses to keep these clauses, then they need to be re-written to avoid the potential conflict with D8(k). In regard to D23, it is not always practical for the obligation to be made when the instrument change comes into effect – it could be required when a development takes place as a result of the instrument change	Delete these clauses or re-write them to remove conflicts with other clauses in the draft policy.	No amendment proposed. Clause D22 is worded that "Council will generally require", and therefore there is no conflict with clause D8/k.
21	D26 Handover Works	It is accepted that a defects liability period would be required in some cases where assets are handed over to Council. However, the details of what constitutes a defect and the defects liability period itself should be agreed with the developer – for example misuse of the facility should not be considered as a defect.	Amend Clause D26 as follows: Council will also require the agreement to provide for a defects liability period during which any defects that are agreed with the developer must be rectified at the Developer's expense.	No amendment proposed. The details of any defects liability period can be negotiated and agreed to between Council & the Developer as part of the planning agreement preparations
22	D30 Monitoring	This clause seeks to only review the developer's performance under the agreement. This should refer to all parties' performance – not just the developers.	Amend Clause D30 as follows: Council will require the Planning Agreement to contain a provision establishing a mechanism under which the Planning Agreement is periodically reviewed with the involvement of all Parties. This will include a review of all parties' performance of the agreement.	No amendment proposed. he existing wording includes Council by way of "all

				<i>parties”</i>
23	D32/c Assignment	This subclause does not appear to be relevant to the statement in D32. <u>Suggest that it be removed.</u>	Delete clause D32(c)	Amend to delete clause D32/c as suggested
24	D34 Security	The requirement for the developer to submit cash or a bank guarantee is considered to be unwarranted given the many other forms of security that Council is seeking to include in Planning Agreements such as recording a debt against the property pursuant to Section 603 of the Local Government Act, placing notations on S194 certificates registering the agreement on the title and placing a caveat on the land. It is strongly recommended that clauses D34, 36, 37, 38 and 39 be reviewed by Council. This level of duplication in security places a significant disincentive on development and removes the flexibility that the draft policy is trying to create. <u></u>	See attached letter. It is recommended that Council review the need for including clauses D34, D36, D37, D38 and D39.	No amendment proposed. These clauses are generally in accordance with Council’s adopted Policy for Deferred Payment of Contributions, and can be negotiated and agreed to between Council and the Developer as part of the planning agreement preparation
25	D35 S603 of LGA	See comments above relating to this clause. If this clause is to remain, it needs to be amended to cover the scenario where the land is subdivided and individual allotments are sold. Individuals who purchase a newly subdivided property should not have a debt recorded against their property. <u></u>		No amendment proposed as this issue can be addressed as part of an agreement if required
26	D36 S149 Certificates	See comments above relating to this clause. Similar comments relate to this clause as with clause D35 above. However, in addition, it is not clear what is meant by “or any other land” at the end of this clause. It is considered that any S149 notation can only be placed on the land subject to the agreement.		Amend to remove “or any other land” as suggested

27	D38/a Registration on Title	See comments above relating to this clause. The timing for the registration of the agreement against the title proposed in this clause is not possible. A Planning Agreement can come into effect when it is signed by all of the Parties therefore it is not possible for the registration to occur prior to this.		No amendment proposed. This request is based on an incorrect notion that there is no difference between when a VPA is executed and when the agreement comes into effect.
28	D38/b Registration on Title	See comments above relating to this clause. Section 93H of the Act states that a Planning Authority must make an application for the registration of an agreement. Therefore, this clause is not needed as Council already has this power as the party required to register the agreement.		No amendment proposed. There is nothing to prevent Council from requiring the developer to register an agreement.
29	D39 Caveat on Land	See comments above relating to this clause. Again, it is considered that there is no need for Council to place a caveat on the land. There are already many mechanisms in the draft policy giving Council security. As with the previous clauses, the scenario of the land being subdivided and on-sold needs to be considered.		No amendment proposed. Security provisions can be arranged for Council as part of any negotiations

30	D41 Pooling	It is pleasing to see that Council recognises the importance of pooling monetary contributions to enable the provision of public facilities in a fair and equitable way. However, this clause appears to only cover the scenario where Council applies these funds to certain public facilities. It is therefore requested that Council broaden this definition of pooling to enable the developer's monetary contributions to be equally pooled against works in kind carried out by the developer.	It is requested that Clause D41 be amended as follows: Where a proposed Planning Agreement provides for a monetary contribution by the Developer, Council may seek to include a provision permitting money paid under the agreement to be pooled with money paid under other Planning Agreements or Contributions Plans and applied progressively for the different purposes under those agreements or plans, subject to the specific requirements of the relevant agreements or plans. Pooling may be appropriate to allow Public facilities that provide Public benefit, to be provided in a fair and equitable way. For the purposes of clarity this clause permits the pooling of developer's monetary contributions against works in kind undertaken by the developer.	To be amended as suggested.
31	D43/b Credits	It is not clear which "fund" Council is referring to in this sub clause. In any case, it is requested that this be removed from the Policy. It is noted that this sub clause is in the existing Policy but since that policy was originally adopted, Council now has the ability to borrow between contributions plans and also to take out loans and recover the cost of those loans through their contributions plans. It is for these reasons that we believe Council's should be able to refund any outstanding credits to developers once the developer has completed developing their land with the area.	It is requested that Council delete this sub clause.	No amendment proposed. There are no contingencies for the borrow cost in any of Council's contribution plans. Such arrangements can be negotiated
32	D45 Other Authorities	This clause makes reference to Part 3A of the Act that has been repealed.	Remove reference to repealed Part of the Act.	To be amended to delete the reference to Part 3A as suggested
33	E13/e Independent Parties	This sub clause conflicts with D40 relating to dispute resolution. D40 states that each party meets its own costs.	It is requested that this clause be amended.	No amendment proposed as this clause refers to pre-agreement negotiations, & D40 refers to post-agreement disputes
34	E13/f Independent Parties	The cost of the "independent person" should be borne by the Council not the developer. If the developer is to contribute towards this cost, they must be given the opportunity to agree on the scope of works to be undertaken by the independent person.	It is requested that this clause be removed or amended.	To be amended by the addition of the wording "unless

				<i>otherwise agreed to by Council</i>
35	E16 & E17 Execution	These clauses dictate when the developer is to execute the agreement. However, the timing referred to in these clauses conflicts with the Clause E14(i) which states that the developer must submit two <u>executed agreements to Council prior to exhibition.</u>	It is requested that these clauses be removed.	No amendment proposed. Clause E14/i does not conflict with execution of an agreement, this step occurs prior to execution
36	Review	The draft policy does not contain any review mechanism. See clause 1.8 of the existing policy.	It is requested that Clause 1.8 of the existing policy be included. It is intended that this Policy will be periodically reviewed and, depending on the outcome of any review, may be updated from time to time. The updates may cover additional matters to those covered in this Policy or provide more detailed information or guidance on specific matters covered in this Policy.	To be amended.as suggested

Pages



POLICY No:

Draft Policy for: Planning Agreements

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History of Revisions:

Version	Date	TRIM Doc. #
1	23/7/2014	D08983494

A. POLICY SUMMARY

A1 Provide guidance for the use of planning agreements in connection with developments and Instrument changes.

B. POLICY BACKGROUND

Part 4 Division 6 Subdivision 2 of *the Environmental Planning & Assessment Act 1979* permits Council to enter into a Planning Agreement (also commonly referred to as a voluntary planning agreement) with a developer in respect to the:

- Dedication of land,
- Payment of monetary contributions, or
- The provision of public benefit

A Planning Agreement can be negotiated between Council and a Developer in respect of either:

- (a) A proposed change to an environmental planning instrument (including a proposed rezoning of land under the Local Environmental Plan)
- (b) A proposed development that is the subject of development application.

Such developments can be anywhere in the Wyong Shire.

The offer of land, monetary contributions and other public benefits is to address the increased demands on public facilities and infrastructure that will likely result from the proposed development. The offer of public benefits in a Planning Agreement may be in substitution of, or to supplement, Section 94 or 94A developer contributions.

The intention of the legislation relating to planning agreements is that it allows the obligations under such agreements to run with the land and steps can be taken that will bind future land owners to those commitments where the land is on-sold.

The developer in most cases will be the land owner of the properties the subject of a proposed change of instrument or development application. Where the developer is not the landowner, the landowner must be prepared to execute the relevant planning agreement.

Case law dictates that Planning Agreements cannot be used to improperly fetter the exercise of Council's functions under the Act, Regulation or any other Act or Law i.e. planning decisions may not be bought or sold through Planning Agreements

The purpose of this Policy is to establish the framework for governing the use of Planning Agreements by Council.

This policy is not legally binding. It is however, intended that Council and all persons dealing with Council in relation to Planning Agreements will follow this Policy to the fullest extent possible.

C. DEFINITIONS

C1 **Affordable Housing** means housing for very low income households, low income households or moderate income households, being such households as are prescribed by the regulations or as are provided for in an environmental planning instrument.

- C2 **The Act** means the *Environmental Planning and Assessment Act 1979*.
- C3 **Council** means Wyong Shire Council, being the organisation responsible for the administration of Council affairs and operations and the implementation of Council policy and strategies.
- C4 **Contributions Plan** means a contributions plan approved under Section 94EA of the Act for the purpose of requiring contributions under Section 94 or 94A of the Act.
- C5 **Consent** means Development Consent granted under Part 4 of the Act.
- C6 **Council Area** means the area of Wyong Shire
- C7 **Development application** means an application for consent under Part 4 to carry out development but does not include an application for a complying development certificate.
- C8 **Developer, Developers** has the same meaning given in Section 93F (1) of the Act.
- C9 **Development** has the same meaning given in Section 4 of Part 1 of the Act.
- C10 **Development Contribution** means the kind of provision made by a developer under a Planning Agreement, being a monetary contribution, the dedication of land free of cost or the provision of a material Public benefit.
- C11 **Instrument change** means a change to an environmental planning instrument
- C12 **Net public benefit** is a benefit that exceeds the benefit derived from measures that would address the impacts of particular development on surrounding land or the wider community.
- C13 **Parties** mean Council and a Developer or Developers, Government Agencies or property owners.
- C14 **Planning Agreement** means a voluntary agreement or other arrangement between Council and a Developer authorised by Subdivision 2 of Division 6 of Part 4 of the Act and includes an agreement to amend or revoke a Planning Agreement.
- C15 **Planning benefit** means a Development Contribution that confers a Net public benefit.
- C16 **Public** includes a section of the public.
- C17 **Public benefit** is the benefit enjoyed by the public as a consequence of a development contribution.
- C18 **Public facilities** mean public infrastructure, facilities, amenities and services.

C19 **Public purpose** means any purpose that benefits the public, including but not limited to a purpose specified in Section 93F (2) of the Act.

C20 **Regulation** means the Environmental Planning and Assessment Regulation 2000.

C21 **Surplus value** means the value of the Developer's provision under a Planning Agreement less the sum of the value of public works required to be carried out by the Developer under a condition imposed under Section 80A (1) of the Act and the value of development contributions that are or could have been required to be made under Section 94 or Section 94A of the Act in respect of the development the subject of the agreement.

C22

Works in Kind means works that are completed or land that is dedicated by a developer that are items in the works schedule of a contributions plan.**D. POLICY STATEMENTS**

Jurisdiction

D1 This Policy covers all elected members of Council, all personnel employed by Council, any person or organisation contracted to or acting on behalf of Council, any person or organisation employed to work on Council premises or facilities and all activities of the Council.

D2 This policy does not confer any delegated authority upon any person. All delegations to staff are issued by the General Manager.

General

Council's Absolute Discretion

D3 Council, at its absolute discretion, may negotiate a Planning Agreement with a Developer in connection with any application by the Developer for:

(c) A Planning Instrument change, or

(d) A development consent relating to any Development of land

D4 Council's preparedness to enter into a Planning Agreement will be determined having regard to the objectives, principles and purposes and other considerations outlined in the Policy.

D5 The detailed processes for initiation and negotiation with Council regarding a Planning Agreement are outlined in Part E

Objectives, Principles & Purposes

Objectives

D6 Council's objectives with respect to the use of Planning Agreements include:

- (a) To give all stakeholders in Development greater opportunity to present alternative arrangements in respect to the type, standard and location of Public facilities and infrastructure;
- (b) To enable innovative and flexible approaches to the provision of Public facilities & infrastructure in a manner that is consistent with Council's strategic objectives;
- (c) To enable Developers to make appropriate contributions outside the Section 94 or Section 94A system towards the cost of the provision and management of Public facilities & infrastructure within Council's area;
- (d) To allow the community, through the public participation process under the Act, to gain an understanding as to the redistribution of the costs and benefits of Development in order to realise community preferences for the provision of Public benefits; and
- (e) To provide certainty for the community, Developers and Council in respect to the provision of Public facilities and other Public benefits.

Principles

D7 Council's use of Planning Agreements will be governed by the following principles:

- (a) Development that is unacceptable on planning grounds (including, without limitation, environmental, sustainability or financial grounds) will not be permitted because of public benefits offered by Developers;
- (b) Council will not allow Planning Agreements to improperly fetter the exercise of its functions under the Act, Regulation or any other Act or Law i.e. Planning decisions may not be bought or sold through Planning Agreements
- (c) The public benefits proposed under a planning agreement will result in a net benefit to Wyong Shire in terms of desirable social, economic, environmental and governance outcomes.
- (d) Council will not allow the interests of individuals or interest groups to outweigh the public interest when considering a proposed Planning Agreement;
- (e) If Council has a commercial stake in Development the subject of a Planning Agreement, it will take appropriate steps to ensure that it avoids a conflict of interest between its role as a planning authority and its interest in the Development.

Purposes

- D8 Council may consider negotiating a Planning Agreement with a Developer to:
- (a) Compensate for the loss of, or damage to, a public amenity, service, resource or asset caused by the Development through its replacement, substitution, repair or regeneration;
 - (b) Meet the demands created by the Development for new Public facilities;
 - (c) Achieve the provision of affordable housing;
 - (d) Address a deficiency in the existing provision of Public facilities in Council's area;
 - (e) Achieve recurrent funding in respect of Public facilities;
 - (f) Prescribe inclusions in the Development that meet specific planning objectives of Council;
 - (g) Monitor the implementation of Development;
 - (h) Ensure that public access to the Shire's natural public assets, including the Tuggerah Lakes foreshore and other waterways within Council's area, is preserved or enhanced;
 - (i) Provide for significant public benefits associated with the development of a Key Site under WLEP 2013
 - (j) Secure Planning benefits for the public; and
 - (k) Allow the payment of monetary contributions at various stages of Development which may differ to that specified in an adopted Contributions Plan, pending careful consideration of Public facility delivery and associated financial implications.

Assessment of Proposed Draft Agreement

Acceptability Test

- D9 Council will apply the following test in order to assess the acceptability of a proposed Planning Agreement:
- (a) Is it directed towards a proper or legitimate planning purpose having regard to Council's statutory planning controls and other adopted planning policies and strategies and the circumstances of the case?
 - (b) Does it provide for a reasonable means of achieving the relevant purpose and outcomes and securing the proposed public benefits?

- (c) Can it be taken into consideration in the assessment of the relevant Instrument change or application for Development?
- (d) Will it produce outcomes that meet the general values and expectations of the public and protect the overall public interest against planning harm?
- (e) Does it promote Council's objectives in relation to the use of Planning Agreements as set out in this Policy?
- (f) Does it conform to the principles governing Council's use of Planning Agreements as set out in this Policy?
- (g) Are there any relevant circumstances that preclude Council from entering into it?

Applicability

- D10 When exercising its functions under the Act in relation to an application by a Developer for an Instrument change or a development consent to which a proposed Planning Agreement relates, Council will consider to the fullest extent permitted by law:
- (a) Whether the proposed Planning Agreement is relevant to the application and hence may be considered in connection with the application; and
 - (b) If so, the proper planning weight to be given to the proposed Planning Agreement.

Preparation of Planning Agreements

Preparation and Form of the Planning Agreement

- D11 Unless otherwise agreed by the Parties in a particular case, a Planning Agreement will be prepared by the Proponent.
- D12 Council will generally require the Planning Agreement to be in or to the effect of a standard form Planning Agreement. Examples can be provided upon request, but can vary depending on the circumstances of each case.

Council's Costs of Negotiating, Entering into, Monitoring and Enforcing a Planning Agreement

- D13 Council will generally require a Planning Agreement to make provision for payment by the Developer of Council's costs of and incidental to:
- (a) Negotiating, preparing advertising and entering into the agreement.

- (b) Registration of the agreement on the title of any relevant land.

- (c) Enforcing the agreement.

The amount to be paid by the Developer will be determined by negotiation in each case. However as a general rule, Council considers that when the Planning Agreement relates to an application by the Developer for an Instrument change, or relates to an application for Development, in each case it is fair and reasonable that the Developer will pay the whole of Council's costs.

- D14 In particular cases, Council may require the Planning Agreement to make provision for a contribution by the Developer towards the ongoing administration of the agreement.

Issues to be Addressed in Planning Agreements

Form of Public Benefit

Form of Development Contributions under a Planning Agreement

- D15 The form of a Development Contribution to be made under a proposed Planning Agreement will be determined by the particulars of the Instrument change or application for Development to which the proposed Planning Agreement relates. Without limitation, Development Contributions by a Developer under a proposed Planning Agreement may include:

- (a) The dedication of land to Council or another relevant Public authority;

- (b) The provision of particular Public facilities;

- (c) The making of a monetary contribution towards the cost of the provision of Public facilities; or

- (d) The provision of, or payment towards, recurrent services in respect of Public facilities.

- (e) The provision for the timing of contribution payments and/or the delivery of other public benefits.

- (f) The provision for the recognition of credits for the dedication of land and completion of works and how those credits can be redeemed.

Recurrent Charges

- D16 Council may request Developers, through a Planning Agreement, to make Development Contributions towards the recurrent costs of Public facilities. Where the Public facility primarily serves the Development to which the Planning Agreement relates or neighbouring Development, the arrangement for recurrent funding may be in perpetuity.

Application of Section 94 and Section 94A

- D17 A Planning Agreement may wholly or partly exclude the application of Section 94 or Section 94A of the Act to Development or instrument change to which the agreement relates. This is a matter for negotiation between Council and a Developer having regard to the particular circumstances of the case, including, but not limited to, negotiation and agreement relating to works in kind.
- D18 Where the application of Section 94 or Section 94A of the Act to Development is not excluded by a Planning Agreement and where there are no works in kind involved, Council will generally not agree to a provision allowing benefits under the agreement to be taken into consideration in determining Development Contributions under Section 94 or Section 94A of the Act.

Valuing Public Benefit

Land

- D19 Unless otherwise agreed in a particular case, where the benefit under a Planning Agreement is the provision of land for a Public purpose, the value of the benefit will be determined by an independent valuer in valuing land in New South Wales (and who is acceptable to Council and the Developer), on the basis of a scope of work which is prepared by Council, in consultation with the Developer. All costs of the independent valuer in carrying out such a valuation will be borne by the Developer.

Works

- D20 Unless otherwise agreed in a particular case, where the benefit under a Planning Agreement is for the carrying out of works for a Public purpose, the value of the benefit will be determined by an independent quantity surveyor (and who is acceptable to Council and the Developer), on the basis of the estimated value of the completed works determined using the method that would be ordinarily adopted by a quantity surveyor. Council will prepare the scope of work for this independent quantity surveyor in consultation with the Developer. All costs of the independent quantity surveyor in carrying out this work will be borne by the Developer.
- D21 Where the benefit under a Planning Agreement is the provision of a material Public benefit, Council and the Developer will negotiate the manner in which the benefit is to be valued for the purposes of the agreement.

Delivery

Time when Developer's Obligations arise under a Planning Agreement

- D22 Council will generally require a Planning Agreement to provide that the Developer's obligations under the agreement made in respect to a development application take effect when the first development consent operates in respect of Development that is the subject of the agreement, and will operate progressively, in accordance with its terms, as the Development proceeds:
- From the issue of the first Construction Certificate in respect of built Development until the grant of the final Occupation Certificate, or
 - From the issue of the first Subdivision Certificate in respect of subdivision unit the granting of the final

Subdivision Certificate.

- D23 Council will generally require a Planning Agreement to provide that the Developer's obligations under the agreement made in respect of an application for a change of planning instrument take effect upon the change of that instrument.

Implementation

- D24 The Planning Agreement should provide details on how and when Public Benefit will be delivered, including:
- (a) The times at which and, if relevant, the period during which, the Developer is to make provision under the Planning Agreement;
 - (b) The design, technical specification and standard of any work required by the Planning Agreement to be undertaken by the Developer;
 - (c) The manner in which a work is to be handed over to Council;
 - (d) The manner in which a material Public benefit is to be made available for its Public purpose in accordance with the Planning Agreement;
 - (e) The management or maintenance of land or works following hand over to Council.

Hand Over of Works

- D25 Council will generally not accept the hand over of a Public facility and infrastructure carried out under a Planning Agreement unless the Developer furnishes to Council a certificate to the effect that the work has been carried out and completed in accordance with the agreement and any applicable development consent (which certificate may, at Council's discretion, be a final Occupation Certificate, Compliance Certificate or a Subdivision Certificate) and, following the issue of such a certificate to Council, the work is also certified as complete by a Council Building Surveyor or Engineer.
- D26 Council will also require the agreement to provide for a defects liability period during which any defects must be rectified at the Developer's expense.

Management of Land or Works after Hand Over

- D27 If a Planning Agreement provides for the Developer, at the Developer's cost, to manage or maintain land that has been dedicated to Council or Public facilities that have been handed over to Council, Council will generally require the Parties to enter into a separate implementation agreement in that regard prior to the commencement of the Development.
- D28 The failure of the Parties to reach agreement in relation to management and maintenance of the land or facilities may be dealt with under the dispute resolution provisions of the Planning Agreement.

Monitoring and Review of a Planning Agreement

- D29 Council will continuously monitor the performance of the Developer's obligations under a Planning Agreement. This may include Council requiring the Developer (at its cost) to report periodically to Council on its compliance with obligations under the Planning Agreement.
- D30 Council will require the Planning Agreement to contain a provision establishing a mechanism under which the Planning Agreement is periodically reviewed with the involvement of all Parties. This will include a review of the Developer's performance of the agreement.
- D31 Council will require the Planning Agreement to contain a provision requiring the Parties to use their best endeavours to agree on a modification to the agreement having regard to the outcomes of the review.

Security**Assignment and Dealings by the Developer**

- D32 Council will require every Planning Agreement to provide that the Developer may not assign its rights or obligations under the Planning Agreement nor have any dealing in relation to the land the subject of the agreement unless, in addition to any other requirements of the agreement:
- (a) Council has given its consent to the proposed assignment or dealing;
 - (b) The Developer has, at no cost to Council, first procured the execution by the person with whom it is dealing of all necessary documents in favour of Council by which that person agrees to be bound by the agreement as if they were a party to the original agreement; and

Provision of Security under a Planning Agreement

- D33 Council may in particular circumstances require a Planning Agreement to make provision for security by the Developer of the Developer's obligations under the Planning Agreement.
- D34 Unless otherwise agreed by the Parties in a particular case, the form of security required by Council will be cash or an irrevocable Bankers Guarantee approved by the Chief Finance Officer in favour of Council to the full value of the Developer's provision (together with projected CPI) under the Planning Agreement.

Notations on Certificates under Section 603 of the Local Government Act

- D35 Council will generally require a Planning Agreement to contain an acknowledgement by the Developer that Council may record the value of any outstanding public benefit as a debt against all or any part of the Land pursuant to Section 603 of *the Local Government Act 1993*;

Notations on Certificates under Section 149(5) of the Act

D36 Council will generally require a Planning Agreement to contain an acknowledgement by the Developer that Council may, in its absolute discretion, make a notation under Section 149(5) of the Act about a Planning Agreement on any certificate issued under Section 149(2) of the Act relating to the land the subject of the agreement..

Registration of Planning Agreements

D37 Council will generally require a Planning Agreement to be registered against the title of the land pursuant to Section 93H of the Act.

D38 Where Council requires the planning agreement to be registered against the title of the land pursuant to Section 93H of the Act, a provision shall be included that either:

- (a) Requires the registration of the agreement prior to the agreement coming into effect, or
- (b) That enables Council to repudiate the agreement where registration has not occurred.

Caveat on the Land

D39 Council will generally require a Planning Agreement to contain an acknowledgement that Council can place a caveat on all or any part of the Land pursuant to *the Conveyancing Act 1919* for the value as agreed or otherwise assess by Council in respect of the value of the public benefit that has not been provided as required under the Agreement.

Dispute Resolution

D40 Council will generally require a Planning Agreement to provide for mediation of disputes between the Parties, at their own cost, before the Parties may exercise any other legal rights in relation to the dispute. Unless the Parties agree otherwise, the Planning Agreement will provide that such mediation will be conducted pursuant to the Mediation Rules published by the Law Society of New South Wales current at the time the agreement is entered into.

Application of Monetary Public Benefit

Pooling of Monetary Contributions

D41 Where a proposed Planning Agreement provides for a monetary contribution by the Developer, Council may seek to include a provision permitting money paid under the agreement to be pooled with money paid under other Planning Agreements or Contributions Plans and applied progressively for the different purposes under those agreements or plans, subject to the specific requirements of the relevant agreements or plans. Pooling may be appropriate to allow Public facilities that provide Public benefit, to be provided in a fair and equitable way. For the purposes of clarity, this clause permits the pooling of developer's monetary contributions against works-in-kind undertaken by the developer.

Credits

- D42 Council will not allow the Surplus value under a Planning Agreement to be offset against Development Contributions required to be made by the Developer in respect of other Development outside of the area of the applicable Contributions Plan.
- D43 Unless otherwise agreed by the Parties in a particular case, The Surplus value will not be refunded to a Developer until the following criteria are met:
- (a) All of the Developer's land within the area serviced by a contributions plan covering that area has been developed and all relevant contributions have been offset against the Surplus value.
 - (b) Sufficient funds exist in the fund ensuring the refund will not impact on Council's ability to carry out works contained on its rolling works programme.

Modification or Discharge

Modification or Discharge of the Developer's Obligations

- D44 Council will generally only agree to a provision in a Planning Agreement permitting the Developer's obligations under the agreement to be modified or discharged where the modification or discharge is linked to the following circumstances:
- (a) The Developer's obligations have been fully carried out in accordance with the agreement;
 - (b) The Developer has assigned the Developer's interest under the agreement in accordance with its terms and the assignee has become bound to Council to perform the Developer's obligations under the agreement;
 - (c) The development consent to which the agreement relates has lapsed;
 - (d) There has been a material modification to the development consent to which the agreement relates;
 - (e) Material changes have been made to the planning controls applying to the land to which the agreement applies;
 - (f) The revocation or modification by the Minister for Planning of a development consent to which an agreement relates;
 - (g) The performance of the Planning Agreement has been frustrated by an event beyond the control of the Parties; and
 - (h) The Parties otherwise agree to the modification or discharge of the agreement.

Such a provision will require the modification or revocation of the Planning Agreement in accordance with the Act and Regulation.

Planning Agreements Entered into by Other Planning Authorities

D45 The Act authorises other planning authorities to enter into Planning Agreements with Developers. These authorities include the Minister for Planning, growth centres development corporations and other public authorities designated in the Regulation. In particular, an agreement may be applied to major infrastructure and other projects approved by the Minister..

D46 Such Planning Agreements may relate to proposed Developments or instrument changes applying to or affecting Council's area and Council needs to ensure that:

- (a) Any costs or impacts of the proposed Development or Instrument change will be adequately addressed by the agreement;
- (b) Any opportunities or requirements to provide Public facilities under the agreement are properly pursued; and
- (c) Any proposed benefits under the agreement are appropriately provided in the best interests of the local community.

D47 To this end, where another planning authority proposes to enter into a Planning Agreement that:

- (a) Relates to a Development or Instrument change on land within Council's area; or
- (b) Relates to a Development or Instrument change that is likely to have a cost or impact on Council's area;
or
- (c) Proposes to provide, or in the opinion of Council should provide, Public facilities within Council's area.

Council will, pursuant to Section 93F (7) of the Act, seek to become an additional party to the agreement and receive a benefit under the agreement on behalf of the State.

E. POLICY IMPLEMENTATION - PROCEDURES

E1 This policy should be read in conjunction with the Wyong Council Code of Conduct.

E2 It is the personal responsibility of all Council employees and agents thereof to have knowledge of, and to

E3 ensure compliance with this policy.

E4 Associated documents

- Council Code of Conduct

Procedures

This section outlines the basic procedures for the negotiation of Planning Agreements.

Council's Negotiation System

- E5 Council's negotiation system for Planning Agreements aims to be efficient, predictable, transparent and accountable.
- E6 The system seeks to ensure that the negotiation of Planning Agreements runs in parallel with applications for Instrument changes or applications for Development.
- E7 The system is based on principles of fairness, co-operation, full disclosure, early warning and agreed working practices and timetables.

When should a Planning Agreement be negotiated?

- E8 Council is required to ensure that a proposed Planning Agreement is publicly notified as part of, in the same manner as and, where practicable, at the same time as the application for Instrument change or application for Development to which it relates. The Planning Agreement must therefore be negotiated and documented before it is publicly notified as required by the Act and Regulation.
- E9 Council prefers that a Planning Agreement is negotiated before lodgement of the relevant application and that it accompanies the application on lodgement.

Who will negotiate a Planning Agreement on behalf of Council?

- E10 Council's General Manager or another Council Officer with appropriate delegated authority will negotiate a Planning Agreement on behalf of Council.
- E11 Councillors will not be involved in the face-to-face negotiation of the agreement.

Separation of Council's Commercial and Planning Assessment Roles

- E12 If Council has a commercial interest in the subject matter of a Planning Agreement as a land owner, Developer or financier, Council will ensure that the person who assesses the application to which a Planning Agreement relates is not the same person or a sub-ordinate of the person who negotiated the terms of the Planning Agreement on behalf of Council in its capacity as land owner, Developer or financier.

Role of the Governing Body of Council in relation to Applications for Development to which Planning Agreements Relate

E13 Except as otherwise agreed to by the General Manager, the governing body of Council will determine applications for Development to which a Planning Agreements relates.

Involvement of Independent Third Parties in the Negotiation Process

E14 Council may appoint an independent person to facilitate or otherwise participate in the negotiation of a Planning Agreement, or aspects of it, such as where:

- (a) An independent assessment of a proposed Instrument change or application for Development is necessary or desirable;
- (b) Factual information requires validation in the course of negotiations;
- (c) Sensitive financial or other confidential information must be verified or established in the course of negotiations;
- (d) Facilitation of complex negotiations are required in relation to large projects or where numerous Parties or stakeholders are involved; or
- (e) Dispute resolution is required under a Planning Agreement.
- (f) The costs of the independent person will be borne by the Developer, unless otherwise agreed to by Council..

Key Steps in the Negotiation Process

E15 The negotiation of a Planning Agreement will generally involve the following key steps:

- (a) Before lodgement of the relevant application by the Developer, the Parties will decide whether to negotiate a Planning Agreement;
- (b) The Parties will then appoint a person to represent them in the negotiations;
- (c) The Parties may also appoint a third person to attend and take minutes of all negotiations;
- (d) The Parties will also decide whether to appoint an independent person to facilitate or otherwise participate in the negotiations or aspects of it;
- (e) The Parties will also agree on a timetable for negotiations and the protocols and work practices governing their negotiations;

- (f) The Parties will then identify the key issues for negotiation and undertake the negotiations, including any negotiations or consultations with relevant public authorities;
- (g) If agreement is reached, the Developer will generally prepare the proposed Planning Agreement (unless otherwise agreed by Council) and provide a copy of it to Council;
- (h) The Parties will undertake further negotiation on the specific terms of the proposed Planning Agreement;
- (i) Once agreement is reached on the terms of the proposed Planning Agreement, the Developer will provide Council with two executed copies of the agreement;
- (j) The Developer may then make the relevant application to Council accompanied by a copy of the proposed agreement; and
- (k) The Parties may be required to undertake further negotiations and, hence, a number of the above steps as a result of the public notification and inspection of the Planning Agreement or its formal consideration by Council in connection with the relevant application.

Public Notification of Planning Agreements

E16 A proposed Planning Agreement shall be placed on public exhibition and public notification of the exhibition and opportunities for public comment in accordance with the requirements of the Act and Regulations.

When is a Planning Agreement required to be executed by the Proponent?

E17 Council will require the Proponent to execute a Planning Agreement lodged in respect of a development application where the terms have been agreed to either:

- (a) Prior to the granting of Consent, or
- (b) After the granting of consent where there is a condition requiring such.

E18 Council will usually require the Proponent to execute a Planning Agreement lodged in respect of a change of planning instrument prior to, or as a condition of, Council's support for the change of planning instrument being forwarded to the Minister for Planning.

When is a Planning Agreement required to be executed by Council?

E19 Council will execute the Planning Agreement lodged in respect of a development application where the terms have been agreed to either:

- (a) As soon as possible after the granting of consent in respect of a Planning Agreement that has been

executed by the Proponent prior to the granting of Consent, or

- (b) As soon as possible after the Proponent has executed the Planning Agreement in respect of a Planning Agreement that is required to be executed as a condition of the Consent.

E20 Council will generally execute a Planning Agreement lodged in respect of a change of planning instrument prior to that change of instrument.

E21 A Planning Agreement is entered into when it is signed by all of the Parties.

E22 A Planning Agreement can be entered into at any time after the agreement is publicly notified in accordance with the Act and Regulation.

Planning Agreement Register

E23 Council is required to keep a register of Planning Agreements applying to land within Council's area, whether or not Council is a party to a Planning Agreement. Council is required to record in the register the date an agreement was entered into and a short description of the agreement (including any amendment).

E24 Council will make the following available for public inspection (free of charge) during ordinary office hours:

- (a) The Planning Agreement register kept by Council;
- (b) Copies of all Planning Agreements (including amendments) that apply to the area of Council; and
- (c) Copies of the explanatory notes relating to those agreements or amendments.

E25 Council will also make its Planning Agreement register available to the public on its web site.

E26 It is intended that this Policy will be periodically reviewed in accordance with Council's and, depending on the outcome of any review, may be updated from time to time. The updates may cover additional matters to those covered in this Policy or provide more detailed information or guidance on specific matters covered in this Policy.

5.4 Proposed Councillors' Community Improvement Grants

TRIM REFERENCE: C2014/01723 - D11668768

MANAGER: Lesley Crawley; Manager Corporate Governance

AUTHOR: Lisa Martin; Administration Assistant

SUMMARY

Councillors propose the following allocation of funds for expenditure from Councillors' Community Improvement Grants (CCIG).

Recommendation

That Council allocate an amount of \$12,871.80 from the 2014-15 Councillors' Community Improvement Grants as follows:

<i>1st Budgewoi Scout Group (\$3500)</i>	<i>Purchase 2 Gazebos to be used as cooking tents at fundraising events and on camping trips.</i>	<i>400.00</i>
<i>4 Hope Ministries (\$4000) (\$1100 already allocated)</i>	<i>Provide a free dinner to the disadvantaged every Wednesday.</i>	<i>300.00</i>
<i>Camp Breakaway Inc. (\$3909)</i>	<i>To purchase a Promethean Mobile Interactive Whiteboard System.</i>	<i>2,100.00</i>
<i>Central Coast CC Australian Italian Friendship Society Inc. (\$2000)</i>	<i>Social Gatherings and luncheons.</i>	<i>450.00</i>
<i>Central Coast Domestic Violence Committee Inc. (\$1500)</i>	<i>To raise awareness of domestic and family violence, provide support and resources during 16 Days of Activism.</i>	<i>450.00</i>
<i>Child and Family Services Wyong Shire Inc. (\$3360)</i>	<i>Provide a high quality Childhood Education and Care Program/Crèche.</i>	<i>300.00</i>
<i>Community Environment Network (\$4000) (\$100 already allocated)</i>	<i>Workshop on Habitat for Wildlife to residents in the Wyong Shire.</i>	<i>200.00</i>
<i>Good Grief Limited (\$371.80)</i>	<i>Purchase books designed to assist children experiencing grief and loss through death/divorce/separation of a parent or significant other.</i>	<i>371.80</i>
<i>Gwandalan Outside of School Hours Care Inc.</i>	<i>Purchase blinds, plants for garden and to purchase an iPad.</i>	<i>100.00</i>

<i>Hospital Art Australia Inc. (\$4000)</i>	<i>Provide Hospital Art to additional facilities in the Wyong Shire and to update website.</i>	<i>2,700.00</i>
<i>North Entrance Surf Life Saving Club (\$3600)</i>	<i>To purchase and place sandstone blocks along hedges of lawns to prevent vehicle access and provide seating for members.</i>	<i>400.00</i>
<i>Northern Power Cricket Club (\$3336)</i>	<i>Purchase of First Aid Kits</i>	<i>400.00</i>
<i>The Entrance District Cricket Club (\$4000) (\$1100 already allocated)</i>	<i>Purchase Pitch Covers.</i>	<i>1,200.00</i>
<i>The Entrance Junior Cricket Club (\$4000) (\$3500 already allocated)</i>	<i>Purchase each team a gazebo to be able to have shade for the children during the summer months.</i>	<i>300.00</i>
<i>Toukley and District Art Society (\$2000)</i>	<i>To engage professional tutors to teach at our workshops to the general public to increase the appreciation of art.</i>	<i>1,200.00</i>
<i>Toukley and District Senior Citizens Club Inc. (\$3877) (\$2200 already allocated)</i>	<i>Purchase and installation of CCTV Cameras</i>	<i>300.00</i>
<i>Toukley Sailing Club Inc. (\$4000)</i>	<i>Replacement of the roof on the premises.</i>	<i>600.00</i>
<i>Tuggerah Lakes Memorial Pistol Club Inc. (\$4000) (\$1300 already allocated)</i>	<i>Improve wheelchair access</i>	<i>200.00</i>
<i>Tuggerah United Football Club (\$4000) (\$2600 already allocated)</i>	<i>Improve shade and shelter at the fields.</i>	<i>200.00</i>
<i>Yarramalong School Community Centre Inc.(\$3701.47)</i>	<i>Sculptures at the Old School' event - provides sculptors a space to exhibit work and promote local art and home-grown produce.</i>	<i>700.00</i>

BACKGROUND

Provision has been made in Council's Annual Plan for each Councillor to recommend to Council the donation of funds to individuals, local service, charitable or community organisations that operate in the Shire or provide a benefit specifically to the residents of the Shire.

Funds may also be allocated for emergency assistance in the event of natural disasters such as bushfires, flood or drought anywhere in Australia, subject to CCIG Policy. The funds are granted subject to approval of the Council as a whole.

THE PROPOSAL

Under Council's Policy, all proposed allocations are subject to the approval of the Council as a whole.

Each Councillor is allocated a one tenth share of a total amount identified annually in Council's Annual Plan.

The amount allocated in the 2014-15 Annual Plan is \$130,000 with a reallocation by Council of additional \$20,000 at its meeting held on 24 July 2013. The total amount allocated for 2014/2015 is \$150,000.

5.4

Proposed Councillors' Community Improvement Grants (contd)

The proposed allocations are listed below:

COUNCILLORS' COMMUNITY IMPROVEMENT GRANTS ALLOCATION	Best	Eaton	Graham	Greenwald	Matthews	Nayna	Taylor	Troy	Vincent	Webster	SUB TOTAL
Allocation 01/01/2014 - 30/06/2015	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	150,000
Expenditure up to and including Ordinary Council Meeting of 8 October 2014	4,250	4,590	4,500	1,000	2,000	3,800	3,550	8,110	0	5,650	37,450
Available allocation as at 8 October 2014	10,750	10,410	10,500	14,000	13,000	11,200	11,450	6,890	15,000	9,350	112,550
12 November 2014											
1st Budgewoi Scout Group (\$3500)	100			300							400.00
4 Hope Ministries (\$4000) (\$1100 already allocated)				300							300.00
Camp Breakaway Inc. (\$3909)	100			500		500				1,000	2,100.00
Central Coast CC Australian Italian Friendship Society Inc. (\$2000)	150	300									450.00
Central Coast Domestic Violence Committee Inc. (\$1500)	100	200				150					450.00
Child and Family Services Wyong Shire Inc. (\$3360)				300							300.00
Community Environment Network (\$4000) (\$100 already allocated)				200							200.00
Good Grief Limited (\$371.80)	110									262	371.80
Gwandalan Outside of School Hours Care Inc.	100										100.00
Hospital Art Australia Inc. (\$4000)	100					800		800		1,000	2,700.00
North Entrance Surf Life Saving Club (\$3600)	100	300									400.00
Northern Power Cricket Club (\$3336)	200			200							400.00
The Entrance District Cricket Club (\$4000) (\$1100 already allocated)				200		1,000					1,200.00
The Entrance Junior Cricket Club (\$4000) (\$3500 already allocated)				300							300.00
Toukley and District Art Society (\$2000)	200						1,000				1,200.00
Toukley and District Senior Citizens Club Inc (\$3877) (\$2200 already allocated)				300							300.00
Toukley Sailing Club Inc. (\$4000)	100			500							600.00
Tuggerah Lakes Memorial Pistol Club Inc (\$4000) (\$1300 already allocated)				200							200.00
Tuggerah United Football Club (\$4000) (\$2600 already allocated)				200							200.00
Yarramalong School Community Centre Inc. (\$3701.47)	200	300		200							700.00
Total Proposed Allocations for 12 November 2014	1,560.00	1,100.00	0.00	3,700.00	0.00	2,450.00	1,000.00	800.00	0.00	2,261.80	12,871.80
Total Accumulated Allocations as at 12 November 2014	5,810.00	5,690.00	4,500.00	4,700.00	2,000.00	6,250.00	4,550.00	8,910.00	0.00	7,911.80	50,321.80
Balance Uncommitted as at 12 November 2014	9,190.00	9,310.00	10,500.00	10,300.00	13,000.00	8,750.00	10,450.00	6,090.00	15,000.00	7,088.20	99,678.20

OPTIONS

- 1 Approval of applications as submitted will provide a community benefit to residents of the Shire.
- 2 Non approval could result in assistance not being provided to the community.

STRATEGIC LINKS

Annual Plan

<i>Principal Activity</i>	<i>Strategy or Program</i>	<i>Financial Line Item No and Description</i>
A More Sustainable Community	Enhance the quality of life of the Shire's residents	1.1.11 – Community Financial Support

Contribution of Proposal to the Principal Activity

The Councillors' Community Improvement Grants were developed to help charitable community groups and in doing so helping the broader community.

Link to Shire Strategic Vision

<i>Priority Objective</i>	<i>How the proposal contributes or links to the Priority Objectives in Shire Strategic Vision and Annual Plan</i>
Communities - Communities will be vibrant, caring and connected with a sense of belonging and pride in their local neighbourhood.	Funding is available to projects not specifically nominated in Council's Annual Plan that contribute to the priority objective.
Facilities and Services - Communities will have access to a diverse range of affordable and coordinated facilities, programs and services.	Funding is available to projects not specifically nominated in Council's Annual Plan that contribute to the priority objective.

Financial Implications

Expenditure is approved until the end of the 2013-14 financial year. Unspent approvals lapse 31 May 2014.

Principles of Sustainability

The CCIG program is aligned with the principles of sustainability in that it would:

- Improve and maintain safety, wellbeing and sense of community
- Use locally available resources to increase our self-reliance
- Support local and regional economic prosperity
- Build and strengthen partnerships and alliances

CONSULTATION

Applications that met the criteria were distributed to Councillors for their consideration.

GOVERNANCE

All expenditure recommended is permissible under Section 24 and 356(1) of the Local Government Act 1993.

CORPORATE RISKS

Nil Impact.

CONCLUSION

The proposed allocations contained in this report are permissible under the Council's policy on Councillors' Community Improvement Grants. The process has been correct and Council may confirm the grants at its option.

ATTACHMENTS

Nil

5.5 Local Supplier Market Place Trial

TRIM REFERENCE: CPA/231486 - D11729511

MANAGER: Robert Fulcher, Manager Contracts & Project Management

AUTHOR: John McCarthy; Team Leader Procurement and Stores

SUMMARY

This report requests Council's approval to conduct a technology trial to allow Council staff to better engage local suppliers.

RECOMMENDATION

That Council approve a 12 month trial of a new Local Supplier engagement application.

BACKGROUND

Since the introduction of Council's Local Preference Policy (LPP) in March 2010 Council staff have actively looked for ways to better engage local suppliers. The main tool used by staff since the introduction of the policy has been the implementation of a supplier engagement application called "Vendorpanel".

The utilisation of Vendorpanel at WSC compared to the general local government sector has been high. It has prompted the creators of Vendorpanel (Magnetized Markets Pty Ltd) to approach Council with an offer to trial new functionality that allows local suppliers to do business with Council via a defined geographical area.

CURRENT STATUS

The current set up of Vendorpanel is targeted towards expenditure which requires Pre-Qualification Certification. This is required to protect Council mainly in terms of WH&S compliance. As such, the main panels established by Council to date are in categories associated with Works or Services.

VendorPanel also provides integrated access to Local Government Procurement (LGP) Preferred Supplier Panels.

THE PROPOSAL

The new functionality designed by Magnetised Markets Pty Ltd will allow Council to establish a "Local Supplier Marketplace". The targeted expenditure is in categories in addition to the current Pre-Qualified supplier panels already established.

The Marketplace is designed to be used where established arrangements are not in place. In line with this, only those categories that do not conflict with an existing Wyong or LGP established arrangement will be enabled.

Within this, the pilot may be limited to some key categories, or might be based on a progressive rollout (this will be defined in project planning).

The below extract is from Magnetized Markets Pty Ltd and explains the benefits of the new functionality

What is the Local Supplier Marketplace?

The VendorPanel Local Supplier Marketplace gives Wyong Shire Council the ability to obtain quotes from local Suppliers in the 'open market'.

The purpose is to make it easier to engage local suppliers, while at the same time ensuring best practice in terms of transparency and governance in quotation processes. The Marketplace is designed to be used for categories where Council does not already have a Pre-Qualified Supplier List or Preferred Supplier Panel available.

This Local Supplier Marketplace initiative that has been spearheaded by Magnetized Markets (the creators of VendorPanel), with the strong support of NSW Local Government Procurement (LGP) and in response to feedback from across the local government sector.

Why is it being offered?

At the heart of this initiative, we are trying to address the Small Medium Enterprises (SME) engagement challenge faced by government. We are also trying to support Councils in better engaging in their local economies.

At a practical level, our approach is to provide staff with a better way to identify and obtain quotes from their local suppliers. This will also give local SME's better access to business opportunities.

How does it work?

The Local Supplier Marketplace will be accessible to staff at Wyong Shire Council via their existing VendorPanel account.

Users can filter suppliers by proximity (distance), and select which suppliers they want to invite to submit a quote. The Local Supplier Marketplace is not pre-qualified: it is an open/public supplier marketplace. As an administrator you can control which categories of the marketplace are available to your organisation. It utilises the same powerful end-to-end quotation process, with all the transparency, reporting, governance and compliance features of the standard VendorPanel™ request for quote process.

DEMO COUNCIL Powered by **Vendorpanel**

Home | My Requests | My Account | FAQ's | IMPERSONATING [CANCEL] | Katie Black [logout] vp.mav07@gmail.com

REQUEST WIZARD Reference number: VP00000021319

RFX Name | **Select Suppliers** | Details & Info | Ask Questions | Add Files (0 files) | Estimate Value | Submission Dates | Save and Post

Preview | Copy | Delete | Exit

Select categories, suppliers lists and then suppliers to respond. ?

Select categories that align to your request to show corresponding lists and suppliers.
(Note: Once this request has been posted and made available to suppliers, you cannot 'untick' items already ticked.)

1: Select **Categories** (1 of 27 selected) ?
 2: Select **Supplier Lists** (1 of 1 selected) ?
 3: Select **Suppliers** (6 of 18 selected) ?

Select: all none

- Core Engineering
- Fishers Plant Hire
- Northern Plumbing
- Smithson's Concrete
- Suppliers R Us
- XYZ Equipment

>> Save these suppliers

Show Vendors: Within 50Km

Map showing search radius around Wyong, NSW.

Why would Council use the Marketplace?

- 1 It helps support the local economy

One of the primary drivers for developing the Local Supplier Marketplace is to allow local Suppliers better access to Council opportunities. This is positive because it supports local economic development; opens up opportunities for small businesses; and helps with local employment.

- 2 Councils already have access to the VendorPanel system

The Local Supplier Marketplace will be accessible to staff at Wyong Shire Council via their existing VendorPanel account.

5.5 Local Supplier Market Place Trial (contd)

3 Drives better transparency, governance and control in quote based purchasing

4 The VendorPanel application has won numerous awards for innovation and process improvement.

It ensures Council staff follow a transparent process for obtaining quotes, and it makes it easy to demonstrate governance and probity. Quotes from the Local Supplier Marketplace will use these same tools.

5 It's fair

Suppliers get equal opportunity to win Council work.

6 It's simple to use

The Local Supplier Marketplace uses the same simple process and tools as your other requests in VendorPanel, with the same straightforward and intuitive interface.

Does it cost Suppliers?

No, it's FREE for suppliers.

Suppliers can register on the Local Supplier Marketplace, receive notifications, review requirements and submit quotes for free.

What are the benefits to suppliers?

There are many benefits such as:

- ✓ Access to more business opportunities
- ✓ Council purchasing becomes even more open and fair
- ✓ It's a no-risk way of getting business leads
- ✓ It's simple to use

How does it benefit Council?

The Local Supplier Marketplace provides a range of benefits, and in particular provides benefit to four key stakeholder groups within Council.

Councillors

With VendorPanel's Local Supplier Marketplace, Councillors will have access to concrete figures on how many opportunities are being offered to local businesses. They will also have reassurance that quotes are being sought in a consistent, transparent and efficient manner.

Council GM & Executive

The GM of a Council needs the highest possible level of certainty that Council staff are able to deliver services while carrying out procedures and processes according to the applicable rules. The Local Supplier Marketplace provides peace of mind that these processes and quotes are being sought in an appropriate manner. It also makes it much easier for the GM to report accurately on how many opportunities are being offered to local suppliers, on what, how and with whom.

Council Procurement

VendorPanel's Local Supplier Marketplace will help procurement managers gain oversight of a larger proportion of the Council's below-tender threshold spends. If staff are purchasing through the system, procurement managers will be able to pull reports detailing where that money is being spent, by whom and according to which procedures.

The Marketplace functionality ensures that VendorPanel is a total-quotation management solution. In this respect it means Council Procurement can have confidence that all below-tender threshold purchasing is using the same simple Request for Quote process, and it means everything is in one place.

Council Economic Development

Local Councils can be significant employers and purchasers in their areas and the Local Supplier Marketplace provides a concrete means for Council to target local suppliers. It provides a tangible and practical solution that demonstrates Councils commitment to local suppliers as well as providing measurable indicators to show the extent to which Council spending is going to local businesses.

What are the costs to Council?

Nil, the new functionality is included in our current licencing arrangement.

OPTIONS

Other options available to Council that have been considered are:

- Do not participate in the trial – Not recommended. We see no down side in not participating. This initiative will further complement our Local Preference Policy.
- Participate in the trial – Recommended for all the reasons stipulated above.

STRATEGIC LINKS

The Proposal is linked to the Community Strategic Plan 2012-2016 Priority Objective 6: "There will be a strong sustainable business sector".

Budget Impact

There are no financial consequences envisaged.

CONSULTATION

The Manager Contracts & Project Management, the Director of Infrastructure and Operations and the General Manager have all been consulted and are all supportive of the trial.

GOVERNANCE AND POLICY IMPLICATIONS

The technology ensures Governance in procurement.

MATERIAL RISKS AND ISSUES

The risks associated with the trial are likely to be in the area of being first to market.

The technology has not been utilised at any other Council and there are likely to be unknown issues that will require staff time to address.

At this stage, the benefits out way any perceived risks.

CONCLUSION

It is recommended that Council participate in this trial as a further means to complement its Local Preference Policy and to better support the local economy.

ATTACHMENTS

Nil

5.6 Naming Proposal – Gallipoli Cove and Anzac Centenary Park - Response from Geographical Names Board

TRIM REFERENCE: F2004/06023 - D11738410

MANAGER: Brian Glendenning, General Counsel

AUTHOR: Lesley Crawley; Manager Corporate Governance

SUMMARY

This report provides information regarding the latest response from the Geographical Names Board (GNB) in relation to a naming proposal at Norah Head.

RECOMMENDATION

- 1 That Council note the determination received from the Geographical Names Board.**
- 2 That Council advise the Toukley RSL Sub-Branch to proceed with the placement of an appropriate memorial in the reserve.**

BACKGROUND

On 13 August 2014 Council resolved to request that the GNB name a park at Norah Head as "Anzac Centennial Park" and to name the Cove directly below that park as "Gallipoli Cove".

Council resolved as follows:

"RESOLVED unanimously on the motion of Councillor Best and seconded by Councillor WEBSTER:

- 921/14 That Council receive the report on Further Response Naming Proposal – Anzac Centenary Beach.*
- 922/14 That Council in respect of further representation of the Toukley Sub Branch request the GNB to name/rename the park in question Anzac Centennial Park and the Cove directly below Gallipoli Cove.*
- 923/14 That Council deal with this item as a matter of urgency as the RSL sub branch seeks to have the naming coincide with Centenary Celebrations 2015.*
- 924/14 That Council authorise Toukley RSL Sub Branch to place a memorial in the park in consultation with Council."*

CURRENT STATUS

As a result of the resolution the following was undertaken:

- Consultation with Toukley RSL regarding form and placement of memorial.
- Correspondence to GNB supporting the amended naming proposal. A map indicating the most recent proposal is attached. (see Attachment 1)

A response was provided by the GNB on 10 October 2014 and is as follows:

“RE: Naming Proposal – Anzac Centennial Park & Gallipoli Cove

Reference is made to your letter dated 20 August 2014 proposing the names Anzac Centennial Park and Gallipoli Cove. The proposal was considered by the Board at their meeting on 16 September 2014 and was rejected.

The Board noted that the proposed Anzac Centennial Park reserve area is already labelled as Cliff Street Reserve and requested that research should be conducted into this name prior to any other name being put forward. They also noted that there is no First or Second World War Memorial located in the proposed reserve area. As per the War Precautions Act Repeal Act 1920, for a reserve to include the word Anzac it is a requirement for such a memorial to be located in the vicinity.

It is the Board’s opinion that the names Gallipoli Cove and Anzac Cove be reserved solely for the location in Turkey. For that reason, the proposed Gallipoli Cove is not acceptable. Also, the feature is not a cove as per the GNB Glossary which describes a cove as a small indentation in a coast, usually sheltered. We trust this information is helpful to you and look forward to your reply”

THE PROPOSAL

The GNB has made its determination and given its advice in relation to items in respect of the naming proposal.

GNB Advice	Council Comment
<p><i>“Anzac Centennial Park reserve area is already labelled as Cliff Street Reserve and requested that research should be conducted into this name prior to any other name being put forward.”</i></p>	<p>The proposal is to name part of the reserve (as indicated on the attached map). Under this proposal the remainder of the reserve will remain informally as Cliff Street Reserve.</p> <p>Prior to sending the proposal to the GNB it was confirmed, via a search of the GNB database, that the Reserve is not formally named.</p> <p>The informal name of Cliff Street Reserve exists in Council’s document management system as early as 1992 and is likely to have been established before that time.</p> <p>Council’s naming conventions provide for the naming of</p>

GNB Advice	Council Comment
	a reserve after the street it is adjacent to, if no other name exists.
<p><i>“...there is no First or Second World War Memorial located in the proposed reserve area. As per the War Precautions Act Repeal Act 1920, for a reserve to include the word Anzac it is a requirement for such a memorial to be located in the vicinity</i></p>	<p>Council has resolved to authorise Toukley RSL Sub Branch to place a memorial in the reserve in consultation with Council</p> <p>Council has been liaising with Toukley RSL regarding the appropriate form and placement of the memorial.</p> <p>The GNB were advised of Council’s resolution. It was considered prudent to confirm the naming prior to the memorial being placed on the Reserve, however now that the GNB has determined that it will not name the Reserve without the memorial then Council will advise Toukley RSL sub branch to proceed with the memorial.</p>
<p><i>“It is the Board’s opinion that the names Gallipoli Cove and Anzac Cove be reserved solely for the location in Turkey. For that reason, the proposed Gallipoli Cove is not acceptable.”</i></p>	<p>Council notes the opinion of the GNB and its authority as the determiner of place names in NSW.</p>
<p><i>“...the feature is not a cove as per the GNB Glossary which describes a cove as a small indentation in a coast, usually sheltered.”</i></p>	<p>The area identified does represent a “small indentation in the coast” and the designation of “Cove” was considered a viable proposition to put to the GNB.</p> <p>Council notes the opinion of the Board in relation to the proposed area not being meeting the definition of a “cove” indicated in its Glossary.</p> <p>A copy of “Glossary of Designation Values” is attached (see Attachment 2). If the location is not classified as a cove in accordance with that document, then the other most relevant classification in the document appears to be “beach”.</p>

OPTIONS

Council has following options in relation to the naming of the beach area and the reserve:

	Option 1	Option 2
Reserve	Proceed with the placement of the Memorial in the reserve and when finalised, advise the GNB.	NA
Beach	Identify an alternate name for the area of beach previously identified in accordance with the Naming Guidelines issued by the GNB (copy attached – see Attachment 3).	Not proceed with a naming of the beach area.

STRATEGIC LINKS

Nil

Budget Impact

Processes undertaken for the name change proposal can be managed within existing budgets.

CONSULTATION

The initial naming proposal had been exhibited for comment prior to being forwarded to the GNB.

No consultation was required to be undertaken as part of this naming proposal. If the naming proposal is supported by the GNB it carries out public consultation as part of its approval process.

Since Council’s Resolution of 13 August 2014 to support the latest naming proposal, two submissions have been received from local residents. A summary is provided below:

Document No	Summary
D11692389 22 August 2014	I object to the renaming of Cliff Street Reserve and Jenny Dixon Beach to "Gallipoli Cove". As this area has no relevance to the conflict, and no link to local servicemen from WWI, I feel this is an act of tokenism and devalues the story and the symbolism of Anzac Cove.
D11730869 4 October 2004	The Cliff St residents are still strongly opposed to the Cliff Street Reserve being renamed ANZAC Park and the area in front being called Gallipoli Cove etc. It is suggested the bay in which Soldiers Beach is located might be a better option for a "Gallipoli Cove" and the headland area an "ANZAC Park" – at least it has full amenities such as parking, toilets and a kiosk, not to mention more space and a better outlook.

GOVERNANCE AND POLICY IMPLICATIONS

In accordance with the NSW Geographical Names Act 1966 the GNB has authority to assign place names.

MATERIAL RISKS AND ISSUES

Nil

CONCLUSION

Council has supported a proposal to name a previously unnamed beach, Gallipoli Cove and an informally named reserve, Anzac Centennial Park.

Naming proposals are determined by the NSW Geographical Names Board. The Board has declined to endorse the naming proposal as proposed.

Council may choose to review the proposal and consider alternate options to commemorate the Centenary of Anzac.

ATTACHMENTS

- | | | |
|----------|--|-----------|
| 1 | Map - Attachment to letter to GNB Anzac Centennial Park - Gallipoli Cove Naming Proposal | D11699188 |
| 2 | Geographical Names Board - Glossary of Designation Values - downloaded October 2014 | D11746172 |
| 3 | Geographical Names Board - Guidelines determination placenames - downloaded October 2014 | D11746170 |





FACT SHEET

Glossary of designation values in the Geographical Names Register

ABORIGINAL RESERVE

Crown land set aside for Aborigines, where they may continue their traditional lifestyle away from the influence of white Australians and access to which is controlled by federal or state authorities or by Aboriginal Land Councils.

AERODROME

All licensed aerodromes and government aerodromes maintained by the Federal Airports Corporation, other than those designated 'airports'.

AIRFIELD

A landing or taking-off area for aircraft.

AIRPORT

An aerodrome that handles regular schedules of passengers and freight.

AMPHITHEATRE

Basin shaped hollow, particularly one having steep sides. Considerable variation in size.

ANABRANCH

A distributary of an anastomosing river which links up with other distributaries and sometimes with the parent stream.

ARM

A comparatively long, narrow and natural waterway extending from a larger body of water.

ARTESIAN BORE

A hole bored perpendicularly into strata, producing a constant supply of water at the surface without pumping.

BACKWATER

A body of stagnant water connected to a river.

BASIN

1. The tract of country drained by a river and its tributaries, or which drains into a particular lake or area.
2. A circumscribed formation in which the strata dip inward from all sides to the centre; the stratified deposit, especially of coal, lying in such a depression.

3. An area of water limited in extent and nearly enclosed by structures alongside which vessels can lie. A non-tidal basin is one closed by caisson or gates to shut off from open water, so that a constant level of water can be maintained in it. Also called a 'wet dock'. A tidal basin is one without gates in which the level of the water rises and falls with the tide. Sometimes called an 'Open Basin'.

BAY

A well-marked indentation made by the sea or a lake into a coastline, whose penetration is in such proportion to the width of its mouth as to contain land locked waters and constitutes more than a mere curvature of the coast.

BEACH

The sloping shore along a body of water that is periodically washed by waves or tides and is usually covered with sand or gravel.

BIGHT

A crescent-shaped indentation in the coastline usually of large extent and not more than a 90 degree sector of a circle. See 'Bay' and 'Gulf'.

BILLABONG

An efflux from a stream, usually an old bend in the stream, which has been cut off by erosion and deposition. When the fall of a stream is only a few centimetres per kilometre channel is usually incapable of clearing flood waters, which overflow into this efflux. As the water recede the efflux or billabong becomes a pool or a series of pools, which in dry periods may completely dry up.

BLUFF

A spur or ridge terminating in a steep, rocky face.

BORE

A deep vertical hole of a small diameter drilled to obtain water. Designation includes 'Artesian Bore'.

BOUNDARY

That which serves to indicate the limits of a particular area. Various types of boundaries which may be encountered are:

1. UNCLASSIFIED BOUNDARIES; those drawn by the compiler prior to classification to delineate a change in surface characteristics.
2. INTERNATIONAL BOUNDARIES; those defining the territorial sovereignty of a country.
3. STATE OR TERRITORY BOUNDARIES; those defining the major administrative or political divisions within a country.
4. ADMINISTRATIVE AREA BOUNDARIES; those defining areas of common local or regional administration.
5. PROHIBITED AREA BOUNDARIES; those defining the limits of an area into which entry is prohibited, without prior permission from a controlling authority, for security or safety reasons.

BREAKWATER

A natural or artificial structure along a coast capable of checking the force of the waves, thereby reducing beach erosion. The designation includes 'groyne', 'training wall' and 'levee'. The latter two are to restrict rivers to a defined course.

BROOK

A small stream or rivulet.

BUTTE

A small residual of a mesa. The level top being the upper surface of the hard stratum but little lowered by erosion. The slopes on all sides are escarpments and its maximum horizontal dimension in any one direction is about 400 metres.

BUTTRESS

A very steep spur projecting from a hill, mountain, plateau, range etc., having the appearance of supporting it.

CAMP

A place where tents, cabins, etc. are erected for the use of military troops, etc.

CANAL

A large artificial watercourse used for irrigation or navigation.

CANYON

A gorge, relatively narrow but of considerable size, bounded by steep slopes. It has often been formed by a river cutting through the soft rocks of an arid region; the scantiness of the rainfall prevents denudation of the canyon walls, and so maintains their steepness. The walls of a large canyon, however, rarely approach the vertical, and their irregularity of slope is due to inequalities in the hardness of the rock.

CAPE

A piece of land jutting into the sea; a projecting headland or promontory.

CATCHMENT AREA

The region which drains all the rain water that falls on it, apart from that removed by evaporation, into a river or stream, which then carries the water into the sea or a lake; it may thus coincide with the 'River Basin'. Its boundary is defined by the ridge beyond which water flows in the opposite direction - away from the basin.

CAUSEWAY

A raised roadway of solid structure built across low or wet ground or across a stretch of water.

CAVE

A hollowed-out chamber in the earth, especially a natural cavity with an opening to the surface.

CEMETERY

A place or area for burying the dead.

CHANNEL

1. An artificial watercourse used for drainage or irrigation purposes.
2. A comparatively deep and narrow waterway affording a passage for vessels. The waterway may be natural or dredged and can occur in a river, harbour or sea.

CHASM

A particularly narrow portion of a gorge or ravine where the width is notably exceeded by the depth and the sides are vertical or nearly so.

CITY

A centre of population, commerce and culture with all essential services; a town of significant size and importance, generally accorded the legal right to call itself a city under, either, the Local Government Act, the Crown Lands Act or other instruments put in place by government.

CLEARING

An area of ground within a forest, where less than 15% of the ground is covered by trees or scrub. Clearings within areas of dense vegetation may be manmade or naturally occurring.

CLIFF

A perpendicular or steep face of rock considerable in height, either inland or along the coast.

COLLEGE

An establishment for technical or vocational education usually post secondary.

COMMON

A tract of land which belongs to the local community as a whole, and is open to common use.

COUNTY

Territorial division of the state for administrative purposes.

COVE

A small indentation in a coast, usually sheltered.

COWAL

A small lake or dam.

CRATER

A bowl shaped cavity, in particular, at the summit or on the side of a volcano. And from which smoke and steam may emanate if the volcano is active. Craters of extinct volcanoes may contain crater lakes. The word crater is applied to other depressions especially those caused by the fall of large meteorites onto the earth's surface. Volcanic craters are sometimes called calders.

CREEK

A natural watercourse that is usually a tributary of a river or another creek. It may be perennial or non-perennial and in some areas its course may become indefinite or even peter out.

CROSSING

A place where a street, railway, stream, etc., may be crossed.

CUTTING

An open excavation through high ground, generally for a transportation system.

DAM

1. A barrier built across a stream to impound its water for any purpose.
2. An earthen structure built to contain water for stock purposes.

DEPRESSION

A depressed or sunken place.

DESERT

An almost barren tract of land in which precipitation is so scanty or spasmodic that it will not adequately support vegetation.

DIP

A place for controlling ticks on cattle.

DISTRICT

1. Territory marked off for special administrative purposes.
2. A tract of country, up to about 1600 sq. kms in area, distinguished by certain common characteristics, natural or cultural.

DOCK

An artificial structure in which ships are built or repaired.

DRAIN

A channel, man made or natural, by which liquid is drained or gradually carried away.

DUNES

Mounds or ridges of sand formed, either in a desert or along the sea coast, through transportation by the wind.

ESCARPMENT

A more or less continuous line of cliffs or steep slopes terminating any generally level upland surface, and is due to erosion or faulting.

ESTUARY

The tidal mouth of a river, where the tide meets the current of fresh water; more commonly, an arm of the sea at the lower end of a river.

FALLS

A sudden, more or less perpendicular, descent of water over a natural step in the bed of a river or stream.

FAULT

A fracture in the earth's crust along which movement has taken place, and where the rock strata on the two sides therefore do not match.

FLAT

A relatively level piece of ground within an area of greater relief; a tract of country without hills and smaller than a plain. In river valleys they may be Valley or River Flats, along the foreshores and subject to tidal action they are Tidal Flats and according to the nature of the surface they may be Mud, Stony or Sandy Flats.

FLORA RESERVE

Crown land set aside for the protection of flora, and access to which is controlled by federal or state authorities.

FORD

The shallow part of a stream or other body of water, where it may be crossed by vehicle or by wading. The crossing may be natural or improved, but not by bridging.

FOREST

An area of land proclaimed to be a forest under a Forest Act.

GAOL

A place for the confinement of persons convicted and sentenced to imprisonment or of persons awaiting trial.

GAP

A low point or opening between hills or mountains or in a ridge or mountain range.

GLEN

A narrow, wooded valley with a stream flowing at its bottom. Its sides being generally steep.

GOLF COURSE

An area of ground laid out for the playing of golf.

GORGE

A valley deep in proportion to its width, usually with precipitous or very steep sides. Generally a feature of some magnitude, relative to the surrounding base.

GRADIENT

A noteworthy gradient inclination or slope of the surface of the ground on the side or end of an elevated relief feature.

GRAVEYARD

A place for graves; a burial ground, esp. a small one or one in a churchyard.

GULF

Large valleys in mountain ranges OR an area of sea partly enclosed by land; usually of larger extent, and greater relative penetration than a bay, that is, Gulf of Carpentaria.

GULLY

A natural watercourse formed in the earth's surface, especially a hillside, by the action of water. It only carries water after rain and its sides are generally steep. Usually one of the smallest branches of a drainage system, and often associated with erosive action.

HARBOUR

A natural or artificially improved stretch of water where vessels can anchor or secure to buoys or alongside wharves etc and obtain protection from sea and swell. The protection may be afforded by natural features or by artificial works. The place may be provided with terminal and transfer facilities for loading and discharging cargo or passengers.

HEAD

A comparatively high promontory of land projecting into the sea with a steep face. An un-named head is usually described as a 'Headland' when a specific name is assigned, it becomes a 'Head'.

HEADLAND

A narrow area of land jutting out into a sea, lake, etc.

HILL

A small portion of the earth's surface elevated above its surroundings, of lower altitude than a mountain. Generally its altitude is less than 300 metres above the surrounding country but this can change in areas of low relief.

HILLOCK

A small hill or mound.

HISTORIC AREA

An area or precinct containing no or minimum present activity, but which at one time was an area of recognised name and purpose.

HISTORIC SITE

A specific place or site which has at one time been the site of an event or purpose.

HISTORICAL LOCALITY

An area or precinct containing no or minimum present activity, but which at one time was an area of recognised name and purpose.

HISTORICAL RECONSTRUCTION

An area or precinct which at one time was an area of recognised name and purpose and has now been redeveloped to recognise its past.

HOLE

An area hollowed out in or an opening in the ground.

HOMESTEAD

House with outbuildings, especially a farm or station.

INLET

A narrow indentation in the coastline or in the lake or river by which the water penetrates into the land.

ISLAND

A piece of land usually completely surrounded by water.

ISLET

A comparatively small insular landmass. Smaller than an Island but larger than a Cay.

KNOB

Rounded projection from a surface.

KNOLL

A small rounded Hill.

LAGOON

An enclosed area of water separated from the open sea or from a stream by some more or less effective, but not complete, obstacle such as low sandbanks.

LAKE

An extensive sheet of fresh or saltwater, natural or artificial, enclosed or nearly enclosed by land. It may or may not have in and out-flowing water, and in dry areas may even dry up at times.

LAKE BED

The area of a lake which is under water or once was under water.

LANDING PLACE

The act of coming to land. A place of disembarkation.

LANDMARK

A prominent or well known object in or feature of a particular landscape. A boundary marker. A large continuous area of land, as opposed to seas or islands.

LANDSCAPE FEATURE

This designation is used for a feature of the landscape, whether natural or cultural, which does not fit comfortably in any other designation and the number (actual and expected) of such places in NSW does not warrant a specific separate designation.

LIGHTHOUSE

A distinctive structure on or off the Coast, exhibiting a major light designed to serve as an aid to navigation.

LOCALITY

A bounded area within the landscape that has a 'Rural' Character.

LOCK

A section of a canal or river that may be closed off by gates to control the water level and the raising and lowering of vessels that pass through it.

LOOKOUT

A natural scenic viewpoint on elevated ground. Works or structures within the immediate vicinity of the view point improving the safety, amenities or view may be evident.

LOOP

A railway branch line which leaves the main line and rejoins it after a short distance.

MARINA

A docking facility for yachts and other pleasure boats accessible for private patrons only.

MARSHES

Low poorly drained land that is sometimes flooded and often lies at the edge of lakes etc.

MESA

A flat table-like upland, which falls away steeply on all sides (escarpments). It is larger in area than a 'butte' but smaller than a 'plateau'.

MONOLITHS

Large block of stone or anything that resembles one in appearance, intractability, etc. A statue, obelisk, column, etc, cut from one block of stone, A large hollow foundation piece sunk as a caisson and filled with concrete.

MOOR

A tract of unenclosed ground, usually covered with heather, coarse grass, bracken, and moss.

MOUNT

A natural elevation of the earth's surface rising more or less abruptly from the surrounding level, and attaining an altitude which, relative to adjacent elevations, is impressive or notable. In general the elevation of a mountain is more than 300 metres from foot to summit, but this distinction is arbitrary. For reasons of euphony and local usage 'Mount' is usually used when the generic term precedes the specific term and 'Mountain' when it succeeds it.

MOUNTAIN

A large natural elevation of the earth's surface.

MOUNTAIN LAKES

A lake created by an extinct volcanic crater.

MOUNTAIN PEAK

A prominent point of a hill or mountain. The separately named summits on a range of hills or mountains.

MOUNTAIN RANGE

A series or line of mountain or hill ridges with or without peaks, in which the crests are relatively narrow. Its minimum length is about 16 kilometres.

NAVAL ESTABLISHMENT

An institution, pier or building specially designed and equipped for use by the Navy.

NECK

A narrow strip of land; peninsula or isthmus.

NEIGHBOURHOOD

The immediate environment; surroundings. A district where people live. The people in a particular area. Living or situated in and serving the needs of a local area.

OBSERVATORY

An institution or building specially designed and equipped for observing meteorological and astronomical phenomena. Any building or structure providing an extensive view of its surroundings.

OCEAN

A very large stretch of sea. The vast body of water on the surface of the globe that surrounds the land.

PARISH

Territorial division of the state for administrative purposes.

PASS

A depression or gap in a range of mountains or hills permitting easier passage from one side to the other.

PASSAGE

A comparatively deep and narrow waterway affording a passage for a vessel.

PEAK

A prominent point of a hill or mountain. The separately named summits on a range of hills or mountains.

PENINSULA

A piece of land almost surrounded by water, especially one connected with the mainland by only a narrow neck of land or isthmus.

PICNIC AREA

A location to which people bring food to be eaten in the open air.

PINNACLE

The highest point. A towering peak, as of a mountain.

PIT

A large usually deep opening in the ground.

PLAIN

A tract of country the general surface of which is comparatively flat or slightly undulating. In extent generally not less than 2,500 hectares and sparsely, if at all timbered.

PLATEAU

An elevated tract of comparatively flat or level land, having a large part of its total surface at or near the summit level. Its local relief may be very great in cases where it is cut by gorges, or it may have a small local relief like a plain in cases where erosion has not been severe. Its minimum horizontal dimension in any direction generally exceeds 1.6km.

POINT

A location, spot, or position. Point of land. A small promontory.

POND

A pool of still water, often artificially created.

POOL

A small body of still water, usually fresh. A deep part of a stream or river where the water runs very slowly.

PORT

A town or place alongside navigable water with facilities for the loading and unloading of ships.

POST OFFICE

A local office for receiving, distributing and transmitting mail, providing telecommunication services etc.

POWER STATION

An electrical generating station.

PRISON

A place to which persons are legally committed, either while awaiting trial or for punishment.

PUBLIC WATERING PLACE

An artificial waterhole.

RACECOURSE

A place which has been licensed by government for the holding of horse races.

RAILWAY

A permanent track composed of a line of parallel metal rails fixed to sleepers for transport of passengers and goods in trains.

RAILWAY CUTTING

An excavation in a piece of high land for a railway.

RAILWAY LOOP

A short branch off a railway track, often connected at both ends to the main track where trains can pass on a single line stretch of railway. In some cases freight may be handled at these sidings. This designation includes 'Railway Siding'.

RAILWAY SIDING

A short branch off a railway track, often connected at both ends to the main track where trains can pass on a single line stretch of railway. In some cases freight may be handled at these sidings. This designation includes 'Railway Loop'.

RAILWAY STATION

A structure beside a railway line with facilities for passengers and freight.

RAMP

An area set aside for the launching of small water craft, usually paved.

RANGE

A series or line of mountain or hill ridges with or without peaks, in which the crests are relatively narrow. Its minimum length is about 16 kilometres.

RAPIDS

Portions of a stream with accelerated current where it descends rapidly without a break in the slope of the bed sufficient to form a waterfall.

RAVINE

A deep narrow steep sided valley.

REACH

A comparatively straight part of a river or channel between two bends.

REEF

A ridge of rocks or coral lying near the surface of the sea, which may be visible at low tide, but is usually covered by water.

REGION

A region is a relatively large tract of land distinguished by certain common characteristics, natural or cultural. Natural unifying features could include same drainage basin, similar landforms, or climatic conditions, a special flora or fauna, or the like. Cultural determining features could include boundaries proclaimed for administrative purposes, common land use patterns etc.

REGULATOR

Any of various mechanisms or devices such as a governor valve, for controlling fluid flow, pressure, temperature, etc.

RESEARCH STATION

An institution, farm or building specially designed and equipped for carrying out agricultural research.

RESERVE

An area proclaimed to be a public reserve by government legislation.

RESERVOIR

An artificial lake or structure storing water for domestic or other uses.

RIDGE

A long and narrow stretch of elevated ground. It generally has a length less than 16 kilometres.

RIFLE RANGE

An area used for target practice with rifles.

RIVER

A major natural stream in a large catchment basin, carrying water to another river, a lake or the sea. Usually perennial, but not necessarily so in arid areas.

RIVER BEND

A curve in the course of a stream. This designation includes 'meander'.

RIVER CROSSING

A place where a river may be crossed.

RIVER FLAT

A relatively level piece of ground within an area of greater relief; a tract of country without hills and smaller than a plain, caused by the laying down of sediment by a river.

RIVER MOUTH

The area at which a river makes contact with the sea.

RIVULET

A small stream.

ROAD BEND

A bend in a road.

ROADS

An open way, usually surfaced with tarmac or concrete, providing passage from one place to another.

ROADSTEAD

An open anchorage for ships, which may be sufficiently sheltered to give protection from seas, usually by reefs, sandbanks, or islands.

ROCK

A prominent or isolated outcrop of rock, or even a single large stone. This designation includes 'boulder' 'crag' 'needle' 'pillar' and 'tor'.

ROCK FACE

An area of exposed rock, generally in a vertical position.

RURAL PLACE

A place, site or precinct in a rural landscape, generally of small extent, the name of which is in current use.

SADDLE

A col or pass or any land form recalling in shape a saddle.

SANDBANK

A bank of sand in a sea or river that may be exposed at low tide.

SANDBAR

A ridge of sand in a river or sea, built up by the action of tides, currents, etc. and often exposed at low tide.

SANDHILL

A mound, ridge or hill of drifted sand either in a desert or along a sea coast, formed by the action of wind.

SANDRIDGE

Sand drifts in long ridges tending parallel to and elongating in the direction of the prevailing winds.

SCHOOL

An establishment for primary or secondary education created by the Education Act.

SCRUB

A vegetation consisting of stunted trees, bushes, and other plants growing in an arid area. An area of arid land covered with such vegetation.

SEA

One of the divisions of the oceans, especially if partly enclosed by land.

SHOAL

A ridge of sand or of rocks just below the surface of the sea or of a river and therefore dangerous to navigation.

SPORTSGROUND

A reserve used for sporting fixtures.

SPRING

A flow of water issuing naturally out of the ground, either continuously or intermittently.

SPUR

A minor linear projection off a range, ridge, mountain, tableland, hill or plateau being generally not more than 2 kilometres in length and decreasing in altitude from the parent feature.

STATE

A major administrative or political division within a country.

STATION

A structure beside a railway line with facilities for passengers and freight.

STEEPS

The very steep and deep sides of a mountain or high plateau.

STRAIT

A comparatively narrow passage connecting two seas or two large bodies of water.

STREAM

Small river, brook. Any steady flow of water or other fluid.

SUBURB

A bounded area within the landscape that has an 'Urban' Character.

SURF BREAK

A permanent obstruction such as a reef, bombyra, rock or sandbar which causes waves to break thus making conditions conducive to surfing.

SWAMP

A tract of land normally saturated with water, having little or no drainage and characterised by a growth of grass or reeds. This designation includes 'marsh'.

SYPHON

A tube/pipe placed with one end at a certain level in a body of water and the other in a body of water below this level.

TABLELAND

An elevated tract of land with a generally level surface of considerable extent, generally with a minimum area of 2,500 hectares.

TANK

An artificial waterhole forming a reservoir for rainwater and adjacent run-off.

TERMINAL

A reception or departure building at the terminus of a bus, sea or air transport route.

TERRACE

A level or nearly level strip of land, usually narrow and bordering the sea, a lake or river, lying between a slope upwards to hills on one side and a slope, often abrupt, downwards on the other.

TOPS

The top of a hill

TOWER

A tall usually square or circular structure, sometimes part of a larger building and usually built for a specific purpose.

TOWN

A commercial nucleus offering a wide range of services and a large number of shops, often several of the same type. Depending on size, the residential area can be relatively compact or (in addition) dispersed in clusters on the periphery.

TRACK

A formed and/or marked track that is used by people either walking, cycling or riding a horse. This designation includes 'trails'.

TRAINING WALL

See 'Breakwater'.

TRIG. STATION

A point on the ground, the geographic position of which has been determined by geodetic survey.

TUNNEL

An underground passageway, esp. one for trains or cars. Any passage through or under something.

UNIVERSITY

An institution of higher education having authority to award bachelor and higher degrees, usually having research facilities.

URBAN LOCALITY

Not now recommended, see 'Urban Place'.

URBAN PLACE

A place, site or precinct in an urban landscape, the name of which is in current use, but the limits of which have not been defined under the address locality program.

URBAN VILLAGE

A cohesive populated place in an urban landscape, which may provide a limited range of services to the local area.

VALLEY

Long depression in the land surface, usually containing a river, formed by erosion or by movements in the earth's crust. Any elongated depression resembling a valley.

VILLAGE

A cohesive populated place in a rural landscape, which may provide a limited range of services to the local area. Residential subdivisions are in urban lot sizes.

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FACT SHEET

Guidelines for the determination of placenames

These guidelines were endorsed by the Geographical Names Board of New South Wales (GNB) on 17 October 1996.

1. A name suggested for any place that owes its origin to the peculiarity of the topographic feature designated such as shape, vegetation, animal life etc., may be accepted but, in doing so, care should be exercised in avoiding duplication of names already used for other features.
The GNB prefers to avoid the repetition of commonly used names. Sugar Loaf, Sandy Back, Bald, Deep, Long, Kangaroo, Reedy, Rocky, Spring and Stony are examples of such names.
2. Easily pronounced names should, as far as possible, be used.
3. Names of Aboriginal origin or with a historical background are preferred.
4. Names acknowledging the multicultural nature of our society are encouraged.
5. The changing of long established placenames is generally not preferred, except where necessary to avoid ambiguity or duplication.
6. If considered appropriate, placenames may perpetuate the names of eminent persons, particularly those of early explorers, settlers and naturalists.
7. Names of persons should normally only be given posthumously but the GNB, at its discretion, may approve a feature name which honours a living person. Such a person's contribution to the local community should have been of outstanding benefit to the community. Ownership of the land is not sufficient reason for the application of the owner's name to a geographical feature. The GNB will not approve the naming of a feature after a person still holding public office.
8. The GNB may approve a first or given name as part of a geographical name only where it is necessary to appropriately honour the person referred to or where it is necessary to avoid ambiguity.
9. Long and clumsily constructed names and named composed of two or more words should be avoided.
10. The multiplication of names for different parts of the same topographical feature such as a stream or mountain range will be avoided whenever possible and the one name applied to a stream or mountain range throughout its entire length.
11. The naming of forks, arms and branches of a river as North Branch and South Branch is not favoured. Generally, it is preferable to assign independent names to river branches.
12. The use of cardinal points of the compass as a prefix or suffix to an existing name is not favoured. However, well-established names which carry such a prefix or suffix may be approved.
13. Where names have been changed or corrupted by long established local usage, it is not usually advisable to attempt to restore the original form; that spelling which is sanctioned by general usage should be adopted.
14. When a choice is offered between two or more names for the same place, locality or feature, all sanctioned by local usage, the GNB may adopt one of such names as is considered appropriate in accordance with the rules outlined above.
15. The possessive form should be avoided whenever possible without destroying the sound of the name or changing its descriptive application e.g. Howes Valley should be written without the apostrophe.
16. The use of hyphens in connecting parts of names should, as far as possible be avoided.
17. Names considered offensive or likely to give offence will not be approved.

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5.7 Draft Warnervale District Contributions Plan 2014

TRIM REFERENCE: F2014/01538 - D11747178

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SUMMARY

The purpose of this report is to provide Council with the background to the Draft Warnervale District Contributions Plan 2014 and obtain Council's endorsement for it to be publicly exhibited.

RECOMMENDATION

- 1 That Council receive and note the draft Warnervale Contributions Plan 2014.**
- 2 That Council place the Draft Warnervale District Contributions Plan 2014 on public exhibition for public comment.**
- 3 That Council receive a report on the outcomes from the exhibition.**

BACKGROUND

One of the major growth areas within Wyong Shire is the Warnervale District, which comprises:

- The suburbs of Wadalba, Woongarra & Hamlyn Terrace (WWAHT) that have progressively been developed since the early 1990's. Approximately 25% of the area remains to be developed.
- The Warnervale Town Centre (WTC) that has been rezoned for residential and business use in recent years and development is anticipated in the near future, with various development consents having been granted for residential subdivision and the major Woolworth retail developments.
- Precinct 7A that was rezoned for residential development as part of the Wyong Local Environmental Plan in 2013. At least one development application for subdivision is presently being assessed by Council, with several more likely to be lodged in the near future.

The current projected future population of the District by 2035 is outlined in the following table:

Table 1 – Population Projections for Warnervale District

Development Areas	Projected Population	% of Population
WWAHT	18,100	53%
7A Precinct	6,000	18%
WTC	2,900	8%
Potential future release areas within Balance of the Warnervale District	7,200	21%
TOTAL	34,200	100%

For Council to manage the impacts of future population growth across the Shire, development contributions plans are prepared that require development to provide or make a contribution towards the infrastructure and services necessary to accommodate development. These plans are required to be prepared in accordance with legislation and are required to equitably apportion costs.

The former Warnervale District Contributions Plan 2005 (2005 Plan) sought to provide the equitable apportionment of district infrastructure that was identified at the time of its preparation, which included district open space & community facilities and roads. The cost of purchasing the flood plain east of the railway line was also calculated assuming that Precinct 7A would share the cost once it was released for development. This district perspective was taken, notwithstanding that it was only the WWAHT that was zoned for residential purposes at the time the 2005 Plan was prepared.

The 2009 State Government reforms to the development contributions system prompted the response to concentrate on the review of the cost structure relating to the existing developing areas at the time i.e. WWAHT. This context has now changed.

The ability to provide a consolidated contributions plan for the Warnervale District is enhanced by the acceptance of the current NSW Department of Planning and Environment (DoPE) administration that the Minister's 2010 exemption to the contribution cap of \$30,000 per lot/dwelling for greenfield residential developments applies to not just the WWAHT, but the whole Warnervale District.

There are considerable merits once again in adopting a consolidated contributions plan for the District that includes the more equitable apportionment of infrastructure costs, more consistent residential rates across the district and the improved efficiency in the administration of contributions.

CURRENT STATUS

There are three plans that currently cover the area that will make up the draft Warnervale Contributions Plan:

Wadabla, Woongarra & Hamlyn Terrace Development Contributions Plan 2013 (WWAHT Plan) replaced the former 2005 Plan. It still included the road contributions applicable to other parts of the District, with the exception of the Warnervale Town Centre. The WWAHT Plan was originally commenced in response to the NSW Government's 2009 reforms of the Development Contribution System, but from Council's perspective was also intended to rationalise and review the works program within the 2005 Plan.

Warnervale Town Centre Contributions Plan 2012 (WTC Plan) was prepared by Council parallel to the Warnervale Town Centre Development Control Plan, which was prepared by the Department of Planning, but which has now been “handed back” to Council.

The only contributions that apply to the **Precinct 7A** include those within the WWAHT Plan relating to roads. Road contributions are payable in respect of development in the balance of the District under the WWAHT Plan, as well as open space and community facilities contributions for the South and East Wadalba.

THE PROPOSAL - Overview

It is proposed to publicly exhibit the Draft Warnervale District Contributions Plan (Draft WDC Plan), as attached. This Draft WDC Plan proposes to:

- Replace the WWAHT Plan.
- Replace the Warnervale Town Centre Contributions Plan.
- Include new infrastructure to facilitate the orderly development of Precinct 7A.
- Include a new schedule of road works within Precinct 7A that removes a number of works that relate to internal subdivision road works, with a concentration on works required to upgrade and/or build new collector roads and intersections. The cost of the internal road works that are removed, will be funded and constructed directly by developers.
- Replace the Porters Creek Stormwater Harvesting Scheme with an interim wetland Diversion Scheme for the areas of the WTC, Precinct 7A, the Education Site and the Wyong Employment Zone.
- Extend the district open space and community facilities contributions so that they apply to all residential development, including residential development outside the zoned release areas.
- Reduce the total value of the roads works and the reapportionment of the costs to the road catchments on a more “direct nexus” basis.
- Provide revised projections for daily vehicle trips (DVTs) for various road catchments that are the basis for apportioning the cost of the road works under the Draft WDC Plan.
- Provide revised population projections for the various release areas that are the basis for apportioning the cost of various works in the Draft WDC Plan.

Considerable changes have been proposed to existing cost structures of the WWAHT Plan and the WTC Plan to ensure:

- The equitable apportionment of costs.
- There is a strong and demonstrated nexus between the works and the development areas identified to contribute to the cost of those works.

- That reasonable contribution rates are applied in all parts of release areas.

Major Changes

The major changes in the Draft WDC Plan include:

- 1 Removal of the \$45M Stormwater Harvesting Scheme and replace with an interim \$15M Stormwater Diversion Scheme. Further studies being undertaken to confirm cost & design of new scheme. This will significantly reduce the net cost burden on Precinct 7A and the WTC. However, whereas water quality facilities were included as part of the Stormwater Harvesting Scheme, they will now be apportioned directly to the local catchments that they serve.
- 2 Removal of \$2.6M for the Large Park (L2-Mataram Rd) from the WWAHT works Schedule, with a view that it will be funded by future development to the north.
- 3 Reapportionment of Hill Top Park in the WTC to the WWAHT in addition of the WTC & Precinct 7A on the basis that it will provide a benefit to the residents of all of these areas.
- 4 Inclusion of the revised \$45M cost for The Link Road, up from \$32M.
- 5 Reduction in the net cost of the road works schedule by \$10M through the removal of some works, reduction of costs of others and the inclusion of some new works.
- 6 Reapportionment of the cost of road works based on a more direct nexus with traffic catchments.
- 7 Increase in the cost of the Wadalba Corridor Embellishment cost from \$1.0M to \$1.3M to reflect revised cost.
- 8 Reduction in the apportionment area from 93.61 ha to 78.71 ha (16% decrease) relating to the Wadabla Corridor to better reflect areas of development that were proposed to benefit from the Corridor at the time the scheme was adopted.
- 9 Reduction in the Warnervale Town Centre population and non-residential gross floor area (GFA) projections prepared by DoPE on the basis that they are too optimistic and will likely result in a shortfall over the life of the plan. The proposed changes to projections are:
 - Projected population reduced from 3,622 to 2,947
 - Dwelling yield reduced from 1,402 to 1,160.
 - Non-residential - Retail reduced from 25,000 m² to 20,000 m², Commercial reduced from 15,000 m² to 5,000 m², Bulky Goods reduced from 8,000 m² to 4,000m²
 - Non-residential Daily Vehicle Trips (DVTs) reduced from 25,194 to 11,288

These reductions will likely have an impact on the DoPE forecasts for growth, but will significantly reduce the financial risk to Council of an unfunded liability.

This reduction effectively reduces the apportionment for development in the WTC for shared works but increases the cost per development unit (DU) for works that are apportioned 100% to the WTC.

- 10 Collection of contributions on a development unit (DU) basis for all WTC precincts. This is proposed to provide consistency within the Draft WDC Plan, which is now a more acceptable method for the WTC now that the development assumptions for the residential zone have been reduced.
- 11 Removal of the acquisition cost for local open space, as it is normally required to be dedicated as a condition of consent.
- 12 Inclusion of the cost of drainage culverts associated with the Minnesota Rd reconstruction (between Warnervale Rd and the Pacific Highway) as a road work.
- 13 The re-indexing the costs of all completed works and estimates for proposed works with the re-calibrated Consumer Price Index (CPI) issued by the Australian Bureau of Statistics (ABS) at the beginning of 2013.
- 14 The inclusion of the cost for the restoration of the Woongarra Creek Floodplain.

Financial Implications

Cost of Plan - The total cost of works proposed under Draft WDC Plan is \$396M, which is a net increase of \$14.4M.

Unfunded Liability -The historic liability associated with Wadalba, Woongarra & Hamlyn Terrace (WWAHT) and the North Wyong Industrial Estate (NWIE) under the Draft WDC Plan is projected to increase from \$37.8M to \$39.2M i.e. an increase of \$1.4M. This increase in the unfunded liability is equivalent to the apportioned cost of the \$13M increase in The Link Road cost estimate attributable to existing development, which cannot be recouped.

This liability will need to be met by the provision of additional funds at some point in the future by Council in respect to the completion of proposed works.

Contribution Rates - The following table provides a basic summary of the total contribution per DU for the different areas within the Warnervale District under the proposed Draft WDC Plan.

Table 2 Summary of Draft WDC Plan Contribution Rates

Development Area	Total S94 DU Rate under WDC Plan				
	Highest Mar-14	Lowest Mar-14	Mean (Average) Mar-14	Median Mar-14	Open Space, Community Facilities, Roads, Studies & Administration * Mar-14
WWAHT	\$34,173	\$23,240	\$28,622	\$27,886	\$25,730
7A Precinct	\$36,238	\$28,115	\$31,393	\$30,829	\$25,263
WTC	\$34,940	\$24,946	\$29,265	\$28,327	\$24,946
Balance of District	\$11,478	\$11,478	\$11,478	\$11,478	\$11,478

* Excludes Drainage, Water Quality, Wadalba Corridor Land & Works & Additions to the Wadalba Corridor

Note: All total include the Shire Wide Contribution of \$1024 per DU

There is a mixture of impacts on the Development Unit (DU) contribution rates for the WWAHT under the Draft WDC Plan. The contribution rate in 14 of the 16 drainage

catchments remain under \$30,000 per DU, with the remaining catchments ranging up to \$34,173.

The DU contribution rate in Precinct 7A under the Draft WDC Plan has a based rate of \$28,115 for drainage catchments where development will address water quality directly. This rate applies to 7 of the 13 drainage catchments, with the remaining catchments have DU rates ranging up to \$36,238.

The DU contribution rate in the WTC under the Draft WDC Plan has a base rate of \$24,946 for drainage catchments where development will address water quality directly. This rate applies to 2 of the 7 drainage catchments, with the remaining catchments have DU rates ranging up to \$34,940.

THE PROPOSAL - Details

This section of the report provides more detail on the different aspects of the Draft WDC Plan and the changes relative to the existing contributions plans.

Method of Collection – DU / NDA

Under the existing WWAHT Plan, contributions are collected for residential developments on “development unit” (DU) basis. This is also the method in the existing WTC Plan for residential development in the non-residential zones. A DU is defined in both plans as:

“Development Unit (DU) is equivalent to a vacant lot or a 4 bedroom dwelling”.

Contributions for dwellings in medium density / townhouse developments is based on the ratio of projected occupancy of the number of bedrooms proposed to a 4 bedroom dwelling as per the following table.

Table 3 Development Units for Different Sized Units

Unit Size	Assumed Occupancy Rate	No. of Development Units (DUs)
1 bedroom residential unit	1.30	0.43
2 bedroom residential unit	1.70	0.57
3 bedroom residential unit	2.50	0.83
4 bedroom residential unit / residential allotment	3.00	1.00

Under the existing WTC Plan, contributions are collected for residential development in the residential zone on the basis of “net developable area”, which is defined as:

“Net Developable Area (NDA) is the total area in hectares of allotments in a subdivision after the areas of all roads, buffers, parks etc. have been excluded”.

Shire wide contributions are still, however, levied on a DU basis.

The rationale for adopting the NDA method of collection for the residential zone was that it provided some mitigation against the risk of a shortfall in the collection of funds due to the development forecasts not being met. In this regard, the development projections for WTC as forecast by the Department of Planning in the Development Control Plan that it prepared, were extremely optimistic.

The NDA method is most suitable where there is a consistency of zoning and development type for the whole collection area. While this is the case with the residential zone in the WTC, it is not the case for the whole of the WTC, which includes a significant area zoned for business, in which residential development is also permitted.

The NDA method is preferred by developers especially where the development assumptions in a plan are conservative, as this allows the reduction in cost per DU by increasing the density of development.

From Council's perspective the potential increase in development above projections would result in the cumulative reduction in the standards for the open space and community facilities, which have been planned on lower population projections i.e. more people using the same planned recreational facilities. It also potentially has cumulative impacts on drainage strategies in terms of the increases in hard surfaces and reduction in the potential and scale of on-site treatment and retention options.

Fundamentally, the DU method has a more direct relationship to the demand for open space, community facilities and roads than the NDA method. The DU method has a more indirect relationship for drainage and water quality, which is related to the increase in hard surfaces and reduction in the land to retard and absorb runoff.

Under the Draft WDC Plan it is proposed that all residential development be levied on a DU basis to ensure a consistency and efficient administration.

The risk of any shortfall in the residential zoned area of the WTC has been addressed by the reduction of the development projections to a more realistic level. The existing plan assumes an occupancy rate of 25 DUs per NDA for the residential zones and 52 DU's for residential development in the non-residential zones. It is proposed to reduce this to 22 and 38 respectively, based on assumptions regarding DU per ha for different dwelling types, dwelling sizes and proportion of dwelling types.

The Draft WDC Plan assumes a density of 18 dwellings per ha for single dwellings which equates to a 556m² lot size.

From a developer's perspective, the collection on a DU basis also theoretically better stages the payment of contributions such that the contributions applicable to multi-unit developments are deferred until the construction certificate is issued. The DU method provides transparency to developers who can make comparisons between development options and have a clear understanding of the impact of contributions on their developments.

The NDA method requires the upfront payment for all projected development on the land at the subdivision stage, which will assist in the delivery of additional housing stock.

Development Projections

WWAHT Plan - The existing WWAHT Plan assumes a range of between 14.6 and 18 development units (DU) per ha of Net Developable Area based on the existing dwelling density. The density of 18 DUs per ha has been used for the undeveloped catchments. Where an area is developed at this density with single dwellings on separate lots, the average lot size will be 556m².

WTC Plan - The majority of the WTC is zoned R1 – General Residential (38.8 ha) , which is designated for the provision of higher residential density than the R2 zone. The population and DU projections under the existing WTC Plan for this area are based on the assumption that:

- 70% of dwellings will be single dwelling developed to a density of 18 DUs per ha, and
- 30% are for attached/ townhouse style development developed to a density of 40 DU per ha.

This is an average of 25 DUs per ha of NDA. These density assumptions have been used to apportion the cost of works across the whole of the WTC and for an NDA rate to be calculated.

There is also a substantial area zoned for Business in the WTC (14 ha) within which residential development is permissible, and for which the Development Control Plan contemplates much higher residential densities. The existing WTC Plan assumes that 6 ha of this zoned area will be used for business uses with the remaining 8 ha developed for residential use. The population and DU projections under the existing WTC Plan for this area are based on the assumption that:

- 60% of dwellings will be attached/ townhouse style medium density units developed to a density of 35 DUs per ha
- 40% will be multi-storey apartments developed to a density of 50 DUs per ha.

This is an average of 70 DUs per ha of NDA.

The Draft WDC Plan proposes to reduce the densities assumed for town house and apartment developments for the WTC and provide a consistent approach to residential development projections for both Precinct 7A and WTC based on zoning in accordance with the following Table.

Table 4 – Development Assumptions in Draft WDC Plan for WTC & Precinct 7A

Residential use		Assumed Dwelling type Split	Assumed Dwelling Density DUs per ha NDA	Average occupancy rate per DU based on assumed dwelling mix	Area per per DU m ²
Single dwelling			18	2.90	556
Attached (Town Houses)			30	2.42	333
Apartments			50	1.94	200
R2 Residential	% of single dwellings	100%	18	2.90	556
R1 Residential	% of single dwellings	70%	22	2.76	463
	% of attached dwellings	30%			
B2 & B4 Business	% of attached dwellings	60%	38	2.23	263
	% of apartment dwellings	40%			

Cost of Works

The breakdown of the costs in the plan associated with different areas within the Warnervale District is provided in Table 5 below.

Table 5 – Cost of Works under Draft WDC Plan

WDC Plan	Expenditure under this WDC Plan								Total WDC Plan
	WWAHT	NWIE	WTC	Precinct 7A	Education Site	WEZ	Balance of Greater Warnervale District	North Wyong Shire Release areas	
	Mar-14	Mar-14	Mar-14	Mar-14			Mar-14	Mar-14	
Open Space Land	\$18.5 M		\$4.3 M	\$6.6 M			\$1.1 M		\$30.5 M
Open Space Works	\$28.4 M		\$5.7 M	\$8.2 M			\$2.0 M		\$44.3 M
Community Facilities Land	\$1.4 M		\$0.2 M	\$0.3 M			\$0.5 M	\$0.5 M	\$3.0 M
Community Facilities Works	\$23.4 M		\$3.8 M	\$7.9 M			\$10.4 M	\$7.4 M	\$53.0 M
Roadworks	\$65.9 M	\$5.4 M	\$27.8 M	\$28.3 M	\$1.8 M	\$30.9 M	\$22.7 M		\$182.8 M
Drainage Land	\$11.7 M	\$0.6 M	\$0.9 M	\$0.6 M	\$0.0 M				\$13.7 M
Drainage Works	\$18.9 M	\$1.9 M	\$1.8 M	\$4.2 M	\$0.7 M	\$8.7 M			\$36.2 M
Water Quality Land	Included in Drainage								
Water Quality Works	\$8.9 M	\$0.3 M	\$3.0 M	\$5.0 M					\$17.2 M
Wadalba Corridor land	\$2.3 M								\$2.3 M
Wadalba Corridor works / Environmental Works	\$1.3 M		\$0.8 M						\$2.1 M
Addition to Wadalba Corridor	\$2.2 M								\$2.2 M
Studies	\$1.0 M	\$0.2 M	\$0.4 M	\$0.2 M	\$0.1 M	\$0.6 M	\$0.3 M		\$2.8 M
Adminstration	\$2.3 M	\$0.4 M	\$0.4 M	\$0.9 M	\$0.1 M	\$1.4 M	\$0.9 M		\$6.4 M
TOTAL PLAN COSTS	\$186.2 M	\$8.7 M	\$49.1 M	\$62.2 M	\$2.7 M	\$41.6 M	\$38.0 M	\$8.0 M	\$396.5 M

Road Infrastructure

The roads component of the Draft WDC Plan forms nearly half the total works program with a total cost of \$182.8M, in a total schedule of works of \$396.5M.

The net cost of roads works in the Draft WDC Plan has been reduced from \$192.8M to \$182.8M under the existing contribution plans. This represents a net reduction of \$10M, which has been achieved by the following changes:

Table 6 – Changes in Road Costs

Roads Items	Difference between Draft Plan & WWAHT Plan
Increase in the Cost of Link Rd	\$13.1 M
Net reduction of Precinct 7A works	-\$3.7 M
Removal of WTC Railway Crossing	-\$17.8 M
Final Cost of Minnesota Rd Upgrading & inclusion of Drainage Culvert costs	\$4.2 M
Reduction of cost of Hakone Rd Upgrading	-\$1.7 M
Removal R20 Niko Rd North	-\$0.7 M
Removal of R49 9 Bingarrah Rd Upgrade	-\$0.7 M
Removal of i15 - Intersection on Minnesota Rd by-pass	-\$0.9 M
Net reduction from review of balance of Road Costs	-\$1.7 M
Total Reduction	-\$10.0 M

The difference between the cost of works under the Draft WDC Plan and the existing contributions plans in terms of non-road and road costs is summarised in *Table 7* below:

Table 7 – Difference in Non-Road & Road Costs

	WWAHT Mar-14	NWIE Mar-14	WTC Mar-14	Precinct 7A Mar-14	Education Site	WEZ	Balance of Greater Warnervale District Mar-14	North Wyong Shire Release areas Mar-14	Total Mar-14
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SUMMARY OF COSTS UNDER DRAFT WDC PLAN

Total Roads	\$65.9 M	\$5.4 M	\$27.8 M	\$28.3 M	\$1.8 M	\$30.9 M	\$22.7 M	\$0.0 M	\$182.8 M
Total Non-Road	\$120.3 M	\$3.3 M	\$21.3 M	\$33.9 M	\$0.8 M	\$10.8 M	\$15.3 M	\$8.0 M	\$213.7 M
TOTAL	\$186.2 M	\$8.7 M	\$49.1 M	\$62.2 M	\$2.7 M	\$41.6 M	\$38.0 M	\$8.0 M	\$396.5 M

SUMMARY OF COSTS UNDER EXISTING PLANS

Roads Costs (indexed)	\$50.0 M	\$5.4 M	\$36.5 M	\$35.5 M	\$2.6 M	\$32.3 M	\$30.4 M		\$192.8 M
Non-Roads (indexed)	\$128.5 M	\$3.3 M	\$31.7 M	no works in existing Plans			\$17.6 M	\$7.8 M	\$188.9 M
TOTAL (indexed)	\$178.4 M	\$8.8 M	\$68.1 M	\$35.5 M		\$32.3 M	\$48.1 M	\$7.8 M	\$381.7 M

DIFFERENCE IN COSTS BETWEEN DRAFT PLAN & EXISTING PLANS

Difference in Roads	\$15.9 M	\$0.0 M	-\$8.7 M	-\$7.2 M	-\$0.8 M	-\$1.4 M	-\$7.8 M	\$0.0 M	-\$10.0 M
Difference in Non-Roads	-\$8.2 M	\$0.0 M	-\$10.3 M	\$33.9 M	\$0.8 M	\$10.8 M	-\$2.3 M	\$0.1 M	\$24.8 M
Total Difference	\$7.7 M	-\$0.1 M	-\$19.0 M	\$26.7 M	\$2.7 M	\$9.3 M	-\$10.1 M	\$0.1 M	\$14.8 M

Existing Plan Totals \$0.0 M

New Non-Road Works \$0.0 M

Note: There are currently no non-roads works levied for the Precinct 7A, the Education Site and WEZ.

The following comments provide the highlights from *Tables 6 & 7*.

WWAHT - The total cost of works for the WWAHT has increased by \$7.7M, which is an increase of \$15.9M in roads works offset by a reduction of \$8.2M in non-road works.

North Wyong Industrial Estate - The total cost of works remain largely unchanged.

WTC – The total works schedule for WTC has decreased by \$19.8M which represents an reduction of \$8.7M in road costs and \$ 10.3M in non-road costs. The reduction in roads costs is largely the result of reducing the apportionment for road works outside the WTC, plus the removal of the proposed \$17.6M WTC railway crossing, for which there was a significant apportionment of costs to the WTC. The reduction in non-road costs is as the result of the more conservative development assumptions that are proposed to be adopted for the WTC and the increase in the development projections for Precinct 7A. The reduction in development assumptions (all other factors remaining unchanged) results in a reduction in the DU rate for shared works, but increases the DU rate for works that are 100% apportioned to the WTC.

Precinct 7A – There were \$35.5M of road works attributable to Precinct 7A under the WWAHT Plan, for both works within Precinct 7A and the apportionment of works in other adjoining areas. A combination of reducing the schedule of roads works in Precinct 7A and the removal of the Precinct 7A apportionment for some works in the adjoining areas has seen a reduction of \$7.2M in the costs of road works for Precinct 7A.

Notwithstanding the reduction in the roads costs for Precinct 7A, the total works costs have increased by \$26.7M, which includes \$33.9M in newly apportioned costs for district open space and community facilities, cost of new local open space, the apportioned cost of the Woongarra Creek floodplain acquisition and new water quality works for local drainage catchment. These works have not been included in a contributions plan to date.

Wyong Employment Zone (WEZ) – The only contributions that are applicable at present are road contributions under the WWAHT Plan. The road costs have been reduced consistent with the reduction in the proportion of daily vehicle trips (DVTs) for WEZ in respect to shared works such as The Link Rd. A total of \$10.8M in new non-roads works has been included for the WEZ, including the apportioned costs to the interim wetland diversions scheme, as well as the cost for studies and administration.

Balance of the District – The district open space and community facilities have been apportioned over the balance of the District, as well as a contingency for local open space that is yet to be planned, equal to the contribution level of Precinct 7A.

Apportionment of Road Costs

The road costs are supported by a model that apportions the cost of each work between the projected development (in terms of daily vehicle trips - DVTs) of the road catchments within the Warnervale District that have a nexus to those works. There are 15 road catchments identified within the Warnervale District.

The model was first developed in 2003 and has been adjusted over time to account for:

- 1 The need for new works
- 2 Changes to the cost of works
- 3 Changes to projected growth

The current roads model adopts a “*global approach*” to the apportionment of works, whereby many works are apportioned across a large number of catchments. While this is a valid approach having regard for the characteristic of traffic impacts, it is considered that it needs to be reviewed, so that there is a greater nexus between works and the catchments that the

cost of those works are apportioned to. For sake of convenience this approach will be referred to as the “direct nexus” approach.

The need for a “**direct nexus**” approach is highlighted by the:

- 1 Rejection of the nexus between development in the WTC road catchment and more than half of the road works apportioned to that catchment under the existing WTC Plan by the Planning Commission in respect of the WTC Woolworths Major Project. Unfortunately the Planning Commission failed to recognise that the cost of these accepted works were apportioned to other catchments under the “global nexus” approach. For example, the costs of the accepted works were apportioned to Precinct 7A.
- 2 The very high cost of road works attributable to Precinct 7A. Under the current WWAHT Plan the cost per DU for Precinct 7A is \$20,800 compared to approximately \$8,500 per DU in the WWAHT and \$9,700 in WTC.

It is also clear that some inconsistencies have developed over time in respect to:

- 1 The identification of new works for newly developing catchments, which have not been apportioned over existing areas that may benefit from those works.
- 2 The reduction in the scope of new works for newly developing catchments. The schedule of works originally identified for the WWAHT was extensive and included some internal subdivision roads that were required to be wider than a standard local road to accommodate bus routes.

The approach to the schedule of road works within the WTC is much more restrictive and includes only critical intersections and roads for which an adjoining owner cannot be identified as being responsible to build. This includes roads that traverse or front open space, the railway corridor and drainage reserves.

This “minimalist” approach was very much influenced by the understanding at the time that the area would be subject to the Minister of Planning’s \$30,000 contributions cap for greenfield residential areas. This approach also reduces the financial risk to Council associated with cost over-runs and insufficient collection of funds. The requirement for developers to fund all internal roads, even those that are required to be wider than standard local roads, is reasonable given there was a reasonably equal share of costs because of the proposed internal road network and the consistency in the size of land holdings in the WTC.

These factors have caused some distortion in the model under the “global nexus” approach.

The impact of the change in apportionment is summarised in the *Table 8* below:

Table 8 Road Costs Apportionment in Draft WDC Plan & Existing Plans

Road Catchments	Total S94 WDC Plan Mar-14	%	Indexed Costs under WWAHT Plan 2013 Mar-14	%	Difference	Change in % of total costs
Wadalba, Woongarah & Hamlyn Terrace (WWAHT) - Precincts 7b, 8a & 8b	\$65.9 M	36%	\$50.0 M	26%	\$15.9 M	10%
Warnervale Town Centre	\$27.8 M	15%	\$36.5 M	19%	-\$8.7 M	-4%
Precinct 7A -	\$28.3 M	15%	\$35.5 M	18%	-\$7.2 M	-3%
Wadalba 8B ¹ & 8C	\$9.2 M	5%	\$13.6 M	7%	-\$4.4 M	-2%
North Wyong Industrial	\$5.4 M	3%	\$5.4 M	3%	-\$0.03 M	0%
Employment Corridor	\$3.1 M	2%	\$4.5 M	2%	-\$1.5 M	-1%
Mackillop Catholic College	\$0.5 M	0%	\$0.6 M	0%	-\$0.1 M	0%
GP Super Clinic	\$1.6 M	1%	\$1.1 M	1%	\$0.5 M	0%
WEZ - Mountain Rd Precinct	\$20.4 M	11%	\$20.9 M	11%	-\$0.6 M	0%
WEZ - South & West	\$6.2 M	3%	\$6.8 M	4%	-\$0.6 M	0%
PRECINCT 14	\$4.3 M	2%	\$4.6 M	2%	-\$0.3 M	0%
Warnervale Education Site	\$1.8 M	1%	\$2.6 M	1%	-\$0.8 M	0%
BRUCE CRESCENT	\$8.1 M	4%	\$10.6 M	5%	-\$2.5 M	-1%
GRAMMAR SCHOOL	\$0.2 M	0%	\$0.0 M	0%	\$0.2 M	0%
	\$182.8 M	100%	\$192.8 M	100%	-\$10.0 M	0%

Open Space & Community Facilities

The Draft WDC Plan essentially adopts the same strategy as presently exists under the WWAHT Plan and WTC Plan by apportioning the cost of:

- District open space and community facilities over the total projected population of the District, and
- Local open space and community facilities directly over the total projected population of the applicable local area, i.e. WWAHT, WTC, and Precinct 7A.

Open Space - There is one change to the works schedule for open space in terms of the existing contributions plans that comprises the removal of \$2.6M Large Park - L2 off Mataram Rd. It is proposed that this park will be provided in the future and be funded by the future development area to the north. Advice from Council's Recreation Planning & Development Section is that the priority for this park has been reduced by the plan to develop Hill Top Park in the Warnervale Town Centre.

The only other substantive change to the schedule of works is the inclusion of new local open space areas within Precinct 7A, which is generally consistent with the rezoning strategy for Precinct 7A on which open space zonings have been based.

In summary, the district open space facilities comprise:

- \$31.0M existing playing fields
- \$14.0M district playing fields

The only other change proposed in respect to open space is the proposal to apportion the cost of Hill Top Park to the WWAHT in addition to the existing apportionment to WTC and Precinct 7A. This additional cost to the WWAHT is offset by the removal of the \$2.6M Large Park - L2- off Mataram Road, Woongarah from the cost base for the WWAHT.

Community Facilities – The future community facilities works under the WWAHT Plan and WTC Plan include:

Table 9 – Future Community Facilities under Current Plans

Proposed Facility	Proposed Location	Building Size GFA	Site Size m2	Estimated Cost
Warnervale Community Hub	WTC	4,500	4,500	\$22.5 M
Additional Local Community Facility	WWAHT	400	2,500	\$1.7 M
Indoor Recreation Centre	to be determined	n/a	30,000	\$28.0 M
TOTAL				\$52.2 M

The Draft WDC Plan proposes to redefine the scope of these community facilities to more adequately service the District to include:

Table 10 – Future Community Facilities under Draft WDC Plan

Proposed Facility	Proposed Location	Building Size GFA	Site Size m2	Estimated Cost
Smart Hub	Education Site	4,000	4,000	\$16.3 M
District Multi-purpose Centre	WTC	1,020	2,400	\$4.8 M
Multi-purpose Centre	South & East Wadalba	400	2,500	\$2.5 M
Indoor Recreation Centre	to be determined	n/a	30,000	\$28.0 M
TOTAL				\$51.6 M

These changes have been requested and/or endorsed by Recreational Planning and Community Planning.

Drainage and Water Quality

The approach to drainage and water quality has changed significantly over time. Historically, drainage and water quality included the “hard engineering” approach to water management that involved piping and the formalization of drainage channels with “end of pipe” treatment solutions.

The current approach to drainage and water quality is based on maintaining as close as possible the “pre-development” flows. This is achieved through the adoption of Integrated Water Cycle Management (IWCM) and Water Sensitive Design (WSUD), which promotes sustainable and integrated management of land and water resources, and incorporates best practice stormwater management, water conservation and environmental protection. It is directed to mitigating the impacts of stormwater and water quality at all parts of the runoff stream.

A substantial part of the Warnervale District is located upstream of the Porters Creek Wetland and is the largest remaining freshwater wetland on the Central Coast and one of the last of its kind in NSW. The Porters Creek Wetland contains large areas of Endangered Ecological Communities (EECs) and significant areas of habitat for a number of threatened species, which are protected under various legislations. A significant threat to the biological viability of this wetland is the increased urban runoff, which has resulted in a decrease in the “dry out” periods that are part of the natural cycle of the wetlands.

Council adopted the Porters Creek Stormwater Harvesting Scheme (PCSHS) as an opportunity to supplement the available water supply sources and to simultaneously address the detrimental impacts of increased runoff to Porters Creek. The cost estimate for the PCSHS in 2011 was \$45.5M of which \$26M was to be funded by future development contributions apportioned over future development in the Warnervale Town Centre, Precinct 7A and Wyong Employment Zone. It is clear that the cost of this scheme will have a significant impact on the development costs for subdivision and development.

The Draft WDC Plan is based on the scheme being modified to remove the water harvesting component. A review of the hydraulic modelling of the Porters Creek Catchment has commenced as the first step in the replacement of the PCSHS with a Wetland Diversion Scheme. An interim cost of \$15M has been adopted in the Draft WDC Plan for the purpose of levying contributions towards this lower cost scheme.

The removal of the PCSHS also meant that water quality needs to be addressed as part of individual developments and in the context of local catchments. The water quality treatment facilities identified as part of the Scheme have been retained and apportioned to the local drainage catchments that they serve. This has led to a range of differences in the contributions for water quality given the variability in local catchment sizes and the cost of land on which to locate these facilities. Developers in some catchments will also be required to provide water quality facilities directly.

While the value of land for drainage channels has been and continues to be recognised for the WWAHT, the approach taken in respect to the new development areas of WTC and Precinct 7A is that they are required to be dedicated free of cost.

Changes in Contribution Rates

The following table provides the difference in WWAHT rates in the Draft WDC Plan and the existing WWAHT Plan. The \$30,000 cap is provided as the point of difference for Precinct 7A and the WTC. It should be noted that this is the approximate rate for the WTC on a DU basis applying the density assumptions to the NDA rate.

Table 11 Differences between DU Draft Plan Rate & Existing DU Rate

Areas	Drainage Catchments	DRAFT WDC PLAN	WWAHT PLAN	Net Difference	Major reasons for Difference	
		Including Shire Wide	Including Shire Wide			
		Excluding Additions to Wadalba Corridor	Excluding Additions to Wadalba Corridor			
		Mar-14	Mar-14			
WWAHT	A	\$29,022	\$29,651	-\$629	Removal of Water Quality (WQ) contribution - provided as part of developed area	
	B1	\$26,166	\$26,216	-\$50		
	B2	\$34,173	\$33,836	\$337		Net increase in roads offset by other deduction.
	B3	\$27,921	\$28,178	-\$257		
	B4	\$25,730	\$26,086	-\$357		
	C1	\$27,822	\$29,355	-\$1,533		Removal of Minnesota Rd Culvert costs from Drainage
	C2	\$28,837	\$30,460	-\$1,623		
	C3	\$33,019	\$25,125	\$7,893		Inclusion of WQ work previously assumed to be provided by the Developer.
	D1	\$27,852	\$30,498	-\$2,646		Removal of Minnesota Rd Culvert costs from drainage
	D2	\$27,852	\$29,507	-\$1,656		
	D3	\$26,761	\$28,499	-\$1,738		
	E	\$32,480	\$31,786	\$694		Net increase in roads & Wadalba Corridor embellishment offset by other reductions
	F1	\$31,462	\$30,588	\$874		
G1	\$29,922	\$29,051	\$871			
SW	\$25,690	\$25,036	\$654			
H1	\$23,240	\$24,209	-\$969			
Precinct 7A	H3,H4,H9,H10,i1,i2&i3	\$28,115	\$30,000	-\$1,885	No WQ Works	
	H2	\$28,963	\$30,000	-\$1,037	All increases above the rate of H3,H4,H9, H10, i1,i2 & i3 the result of WQ costs	
	H5	\$33,449	\$30,000	\$3,449		
	H6	\$31,817	\$30,000	\$1,817		
	H7	\$36,238	\$30,000	\$6,238		
	H8	\$30,340	\$30,000	\$340		
J1	\$30,829	\$30,000	\$829			
Warnervale Town Centre	WTC 1	\$34,837	\$30,000	\$4,837	All increases above WTC 6 & WTC7 rates the result of WQ costs	
	WTC 2	\$29,453	\$30,000	-\$547		
	WTC 3	\$34,940	\$30,000	\$4,940		
	WTC 4	\$27,404	\$30,000	-\$2,596		
	WTC 5	\$28,327	\$30,000	-\$1,673	No WQ works in Plan - to be addressed directly by development	
	WTC 6	\$24,946	\$30,000	-\$5,054		
	WTC 7	\$24,946	\$30,000	-\$5,054		
Remainder of Warnervale District		\$11,478	\$30,000	-\$18,522		

Note: Existing Rates in WWAHT & the \$30,000 cap for Precinct 7A, WTC & the Balance of the District has been used as the point of comparison

Statutory Process

Advice from the Department of Planning indicates that Council can exhibit the Draft WDC Plan without its approval. The Environmental Planning & Assessment Act requires that contributions plans must be exhibited for a minimum of 28 days. It is proposed to place the Draft WDC on public exhibition between 19 November and 19 December 2014.

Once the exhibition of the Draft WDC Plan is completed, a report will be prepared for Council's consideration of all submissions received. Council will then be in a position to make a decision on whether any amendments are required to the Draft WDC Plan and whether to proceed with its adoption.

OPTIONS

The cost base and apportionment regime that underpins the Draft WDC Plan has been devised as best as practical to meet the demands for infrastructure that is consistent with the principles of equitable and nexus as required by Department of Planning guidelines and which are applied by the Land & Environment Court in S94 appeals.

This package of changes represents a balanced approach to maintain reasonable levels of contribution, while ensuring the delivery of infrastructure and to reduce the risk of increases in the historic unfunded liability. This option is recommended.

Council could determine alternative ways of addressing the provision of common infrastructure and the apportionment of costs. This would require extensive reworking and is not recommended.

STRATEGIC LINKS

The Draft WDC Plan will contribute to objective no. 3 and no. 6 under the Community Strategic Plan i.e.

"Communities will have access to a diverse range of affordable and coordinated facilities, programs and services".

"There will be a strong sustainable business sector and increased local employment built on the Central Coast's business strengths"

Long Term Financial Strategy

The Draft WDC Plan provides a sound basis for long term financial planning for the provision of infrastructure and facilities in the Warnervale District. The majority of the costs for works are already in Council Long Term Financial Strategy. It will need to be updated to reflect the changes in the cost of individual projects and will need to reflect the net \$14.8M increase in the estimated cost of the works, as well as the \$1.4M increase in unfunded liabilities.

Asset Management Strategy

The Draft WDC Plan provides an important funding source for the capital cost of infrastructure and facilities associated with the demands generated by the projected development in the Warnervale District.

Budget Impact

The adoption of the WTC Plan assumed that there would be 100% cost recovery subject to development projections being met. The costs of infrastructure and facilities associated with Precinct 7A under the Draft WDC Plan are also assumed to be 100% funded by development, again subject to development projections being met.

An unfunded liability will occur when:

- Population projections are not met.
- The cost estimates in a plan are underestimated
- The cost of the schedule of works increases after development has commenced.

The quantification of an unfunded liability at any point in time is an imprecise measure that will change over time with the completion of works and the possession of actual costs as well as changes relative to development projections. The outstanding costs associated with some works in some cases can only ever be an estimate, in particular, to the upgrading of roads which may be completed in a number of sections over a number of years.

Historic Unfunded Liability

There is a significant historic unfunded liability that has accrued in respect of works apportioned to the WWAHT and the North Wyong Industrial Estate. This has occurred because the infrastructure and facilities identified to service these areas were modest at the beginning of development in the early 1990s and the number and cost of works continued to increase with each revision of the plan up until the 2005 Plan. Unfortunately with every increase in the cost of works, the ability to recoup the increase in cost is diminished as it cannot be recouped for development that has already occurred.

Table 10 Value of Works Program under Different Plans

Contributions Category (land & works)	1994 Plan	2002 Plan	2005 7A Plan	2009 Draft Plan	2013 WWAHT Plan*	Draft Warnervale District Plan 2014
Indexed to	01-Mar-14	Mar-14	Mar-14	Mar-14	Mar-14	Mar-14
Open Space Land	\$5.9 M	\$13.7 M	\$53.5 M	\$35.7 M	\$21.1 M	\$0.0 M
Open Space Works	\$16.3 M	\$24.7 M	\$45.7 M	\$41.9 M	\$25.9 M	\$18.5 M
Community Facilities Land	\$0.8 M	\$2.2 M	\$8.0 M	\$2.6 M	\$1.5 M	\$28.4 M
Community Facilities Works	\$36.4 M	\$26.8 M	\$43.8 M	\$26.9 M	\$26.5 M	\$1.4 M
Land for Road works	\$1.7 M	\$3.8 M	\$19.3 M	\$5.5 M	\$2.5 M	\$23.4 M
Roadworks	\$24.4 M	\$39.1 M	\$38.5 M	\$49.2 M	\$47.5 M	\$65.9 M
Drainage Land	\$0.0 M	\$6.8 M	\$12.4 M	\$13.3 M	\$12.0 M	\$12.2 M
Drainage Works	\$24.4 M	\$0.6 M	\$21.3 M	\$23.9 M	\$26.0 M	\$20.8 M
Water Quality Land	\$0.0 M	\$2.0 M	\$5.4 M	\$2.8 M	\$0.0 M	\$0.0 M
Water Quality Works	\$0.0 M	\$19.2 M	\$21.6 M	\$22.5 M	\$7.6 M	\$9.2 M
Wadalba Corridor land	\$0.0 M	\$1.9 M	\$1.8 M	\$2.8 M	\$2.2 M	\$2.3 M
Wadalba Corridor works	\$0.0 M	\$0.8 M	\$0.7 M	\$2.8 M	\$1.0 M	\$1.3 M
Addition to Wadalba Corridor	\$0.0 M	\$2.2 M	\$2.2 M	\$2.2 M	\$2.2 M	\$2.2 M
Studies	\$0.0 M	\$0.2 M	\$0.2 M	\$0.3 M	\$0.8 M	\$1.2 M
Administration	\$0.0 M	\$0.0 M	\$1.4 M	\$3.3 M	\$5.0 M	\$2.7 M
TOTAL	\$110.0 M	\$144.0 M	\$275.7 M	\$235.6 M	\$181.8 M	\$189.5 M

The unfunded liability under the \$275.7M works program in the 2005 Plan was estimated to be in the order of \$115.0M, or 32% of the value of that Plan.

The adoption of the WWATH Plan in 2013 resulted in a substantial reduction in the cost of the works program and the unfunded liability. The WWAHT works schedule is \$181.8M (indexed) and the unfunded liability was \$44.6M at the time of adoption, which represents 24% of the value of that Plan.

A further assessment was undertaken early this year on the value of some completed road works that would likely be recouped from future release areas under the existing apportionments, which suggested the unfunded liability would fall to approximately \$37.8M.

Significant changes to the cost and the apportionment of works is proposed under the Draft WDC Plan, which have been detailed earlier in this report. The unfunded liability under the Draft WDC Plan has been estimated to have increased to \$39.2M. Therefore, the liability under the Draft WDC Plan will be increased by \$1.4M. This increase in the unfunded liability is equivalent to the apportioned cost of the \$13.0M increase in The Link Road cost estimate attributable to existing development, which cannot be recouped.

The unfunded liability represents approximately 10% of the \$396.0M cost of works under the Draft WDC Plan. The following table provides the various components that have been used to calculate the unfunded liability.

Table 11 Unfunded Liability under Draft WDC Plan

Grouped Contribution Items	Total Indexed S94 Cost	Indexed Expenditure	Future income	Future liability	Outstanding Non-Cash Credits	Outstanding Account Balance 30/7/2013	Land Sales - WTC	Net surplus/deficit
Open Space	\$74.8 M	\$40.9 M	\$40.1 M	-\$33.9 M	-\$4.5 M	-\$16.6 M	\$0.0 M	-\$15.0 M
Community Facilities	\$56.0 M	\$2.6 M	\$37.6 M	-\$53.3 M	\$0.0 M	\$7.4 M	\$3.2 M	-\$5.1 M
Roads	\$182.8 M	\$50.5 M	\$130.7 M	-\$132.3 M	-\$2.7 M	-\$9.6 M	\$0.0 M	-\$13.9 M
Drainage	\$49.9 M	\$14.7 M	\$26.2 M	-\$35.2 M	-\$4.2 M	\$10.8 M	\$0.0 M	-\$2.4 M
Water Quality	\$17.2 M	\$1.6 M	\$10.5 M	-\$15.6 M	\$0.0 M	\$0.0 M	\$0.0 M	-\$5.1 M
Wadalba Corridor	\$5.8 M	\$2.3 M	\$2.9 M	-\$3.6 M	-\$1.1 M	\$0.0 M	\$0.0 M	-\$1.8 M
Studies	\$2.8 M	\$1.7 M	\$1.7 M	-\$1.1 M	\$0.0 M	\$0.0 M	\$0.0 M	\$0.6 M
Administration	\$6.4 M	\$3.8 M	\$4.5 M	-\$2.6 M	\$0.0 M	\$0.0 M	\$0.0 M	\$1.9 M
Unallocated						\$1.7 M		\$1.7 M
TOTAL	\$395.7 M	\$118.0 M	\$254.1 M	-\$277.6 M	-\$12.6 M	-\$6.3 M	\$3.2 M	-\$39.2 M

This does not include the projected loss of income from the Temporary Economic Stimulus Plan which will be realised at the end of this financial year. The maximum loss of contributions will be approximately \$3.1M if all development meets the required development targets by 30 June 2014.

The liability above also does not include the projected shortfall from the approved WTC Woolworths Development. The projected shortfall under the existing WTC Plan is approximately \$15.0M. The projected liability under the Draft WDC Plan will reduce to

approximately \$10.0M under the existing consent, with the removal of works and the adoption of a “direct nexus” approach to the apportionment of road costs.

Factors that will play a part in reducing the liability in the future:

- Grants from Government
- Increased density will result in higher receipts
- Further cost reductions – deletion of works/reduction in scope of works
- Renegotiating the value of some credits
- Funding from General Fund

CONSULTATION

In the preparation of the Draft WDC Plan a number of internal stakeholders and assets managers were consulted:

- Recreational Planning in respect of costs, size and location of planning open space
- Community Planning and Learning in respect of cost, size and location of planned community facilities
- Contracts and Projects Management Team 1 in respect of the Link Road costs
- Council’s Traffic Engineer in respect to future network planning
- Engineering Assessment in respect to the configuration of proposed roads and costs
- Rezoning in respect of Drainage and Water Quality strategies and costs, as well as development projections for Precinct 7A.

There has also been extensive consultation with various developers that has assisted in framing some of the proposed changes.

As outlined in proposal section further consultation is recommended through a public exhibition period through remaining part of this year.

GOVERNANCE AND POLICY IMPLICATIONS

The Draft WDC Plan will provide more transparency in respect of cost estimates and apportionment that will improve governance of the plan.

MATERIAL RISKS AND ISSUES

The Draft WDC Plan reduces the risk of future liability by ensuring development projects and project costs are based on reasonable assumptions.

There is little ability to reduce the projected unfunded liability without a significant reduction in the works schedule.

CONCLUSION

The Draft Warnervale District Contributions Plan (Draft WDC Plan) has been prepared to provide a single contribution plan for the Warnervale District that incorporates the existing works schedules from the WWAHT Plan and the WTC and new infrastructure necessary to service Precinct 7A. The Draft WDC Plan also proposes apportioning the cost of drainage and water quality costs, and studies and administration costs to the Wyong Employment Zone, Education Site and the balance of the District.

The Draft Warnervale District Contributions Plan (Draft WDC Plan) represents a more accurate reflection of costs for land and works compared to the former plan, and will result in a substantial reduction in the cost for development. The apportionment of works is also based on a more equitable basis.

It is proposed that Council endorse the Draft WDC Plan for exhibition on Council's website and at Council's Administration Centre. A range of stakeholders are proposed to be contacted and advised of the exhibition and invited to make submission.

A report on all the submissions will then be prepared after the public exhibition has been completed in order that Council can decide on any necessary amendments and whether to adopt the Draft WDC Plan.

ATTACHMENTS

- 1 Draft Warnervale District Contributions Plan 2014 D11755244



Draft Warnervale District Contributions Plan

**For Submission to Council
12 November 2014**

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Executive Summary

Overview of Warnervale District Contributions Plan (WDC Plan)

Section 94 of the *Environmental Planning and Assessment Act 1979* (EPA Act) authorises a consent authority responsible for determining a development application to grant consent to a proposed development subject to a condition requiring the payment of a monetary contribution and or the dedication of land free of cost towards the provision of public amenities and public services.

Where the consent authority is a council, a contribution under Section 94 of the EPA Act may only be imposed on a development if it is of a kind allowed by and determined in accordance with a Contributions Plan, such as this Plan.

This Plan enables Wyong Shire Council (Council) to levy Section 94 contributions for certain public amenities and public services where new development will or is likely to increase the demand for such public amenities and public services

This Plan applies to the Warnervale District that includes the suburbs of Warnervale, Woongarra, Hamlyn Terrace, Wadalba, Kanwal, Halloran and parts of Wyong and Jilliby. The objectives of this Plan are to ensure:

- The equitable apportionment of costs
- There is a strong and demonstrated nexus between the works and the development areas identified to contribute to the cost of those works.
- That reasonable contribution rates are applied in all parts of release areas.

This Plan represents the return to an integrated approach to the provision of infrastructure and facilities on a district basis as was previously contemplated under *Section 94 Contributions Plan No. 7A – Warnervale District* (former Plan). As a consequence of the framework that was setup in the early part of the NSW Governments reforms to the Contributions System (2008-09), Council commenced a review of the former Plan with a concentration on the suburbs of Wadalba, Woongarra and Hamlyn Terrace (WWAHT Plan), which was the active development area at the time. The WWAHT Plan was adopted in 2013, following the adoption of a separate contributions plan for the Warnervale Town Centre (WTC Plan) in 2012. The cost bases of these adopted plans have been transferred, with suitable amendments and adjustments into this Plan.

This Plan has been prepared in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and the *Environmental Planning and Assessment Regulation 2000* (**EP&A Regulation**).

The principal development areas within the Warnervale District that this Plan applies to are summarised as follows.

Wadalba, Woongarra & Hamlyn Terrace

Wadalba, Woongarra and Hamlyn Terrace (WWAHT) is a greenfield residential development area that has been developing since the early 1990s in accordance with an adopted development control plans. Wadalba is located generally to the east of the Pacific Highway, while Hamlyn Terrace and Woongarra are located to the north of Wadalba on the western side of the Pacific Highway.

This area has been the focus of the former Plan, with the cost of many works that will provide wider benefits apportioned over projected development across the Warnervale District.

Approximately 74% of the WWAHT has been developed, and when completed will accommodate approximately 18,100 people.

Precinct 7A

Precinct 7A is an area south of Sparks Road and east of the Northern Railway Line that has long been planned as the next residential release within the Greater Warnervale District. This area was rezoned for residential development in 2014 as part of the Wyong Local Environmental Plan. While road, drainage, district open space and community facilities have long been apportioned to the projected population of this area, additional local open space has been identified in the strategic planning for the area and has been included in the works schedule in this Plan.

Precinct 7A will accommodate a population of approximately 6,000 in some 2,300 dwellings.

Warnervale Town Centre

The WTC will accommodate approximately 2,900 residents in approximately 1,140 dwelling. Residents will be accommodated in a variety of housing types including, single dwellings (on individual allotments), attached duplexes & townhouses and apartments, some of which are likely to be within retail/commercial developments.

The WTC will also accommodate up to 20,000m² of retail floor space, up to 4,000m² of bulky goods floor space and up to 5,000m² of commercial floor space.

The majority of the non-residential development is likely to be within the civic precinct (precinct 6a). The proposed Woolworths Development in the western part of the WTC, will likely account for the majority of this non-residential use. Some of this projected non-residential use is likely to spill over to the adjoining B4 Business Zones, which will likely to be otherwise developed for medium density residential use.

Figure 3 shows the various precincts and land uses proposed within the WTC.

Education Site

The Education site is located immediately south west of the Warnervale Railway Station on the route of the proposed Link Road between Sparks Road and Britannia Drive, Wyong. The majority of the Education Site is zoned B7 – Business Park, which permits a range of office and light industrial uses as well as limited residential accommodation that contributes to the provision of employment opportunities.

Wyong Employment Zone

This area is made up of three adjoining areas west of the Sydney-Newcastle Railway on either side of Sparks Road. This area was rezoned for industrial use under State Environmental Planning Policy (Major Projects) 2005 (Amendment 21) in November 2008 (GG 7 Nov 2008 pg 10687) independent of Council. This land has

not been developed to date because of the high cost of providing infrastructure, including the need to provide up-front funding for suitable access. There are also some environmental constraints that still need to be addressed.

Beyond Warnervale District

The proposed indoor recreation centre is a higher order facility that will serve the projected population in the northern part of the Shire beyond the Warnervale District, and as such will be apportioned to the proposed development in this area, as well as the planned development within the Warnervale District.

Public Amenities and Public Services

The public amenities and public services required to meet the demands of the expected future development and which are levied under this Plan include:

- Local open space and recreational facilities within the WWAHT, Precinct 7A and the WTC and a contingency for such in the South & East Wadalba Area.
- District open space and recreational facilities and community facilities
- Road and intersection works within the Warnervale District
- Drainage land & works within the WWAHT, Precinct 7a, the Educational Precinct, Wyong Employment Zone, WTC, North Wyong Industrial Park and Catchment D1 (part of the South & East Wadalba Area)
- Water quality land & works within the WWAHT, Precinct 7a, the Educational Precinct, Wyong Employment Zone, WTC, North Wyong Industrial Park and Catchment D1 (part of the South & East Wadalba Area)
- Environmental land & works within the Wadalba Area

Contributions are also required to recoup monies spent on the preparation of planning studies, environmental and infrastructure strategies, and a contingency for future specialist studies and valuations necessary to ensure the Plan has currency.

Contributions are also required for the administration of the Plan.

Significant development has occurred within the WWAHT area and significant monies have already been spent on public amenities and public services. This Plan seeks to recoup the apportioned value attributable to new development in addition to the apportioned cost of future works.

The contribution catchment maps for the categories of public amenities and public services that indicate whether contributions are applicable are provided in **Section 5**.

The public amenities and public services, their costs and programs for delivery, and the maps showing their locations (where known) are contained in **Section 6**.

Work Schedule

The total value of the various categories of public amenities and public services that will be provided under this Plan is summarised in **Table 1**. The value of works (including land) represents both the indexed value of expenditure that has been completed to date and the remaining works that are yet to be completed.

Table 1 Summary of Plan Costs

WDC Plan	Expenditure under this WDC Plan								Total WDC Plan Mar-14
	WWAHT	NWIE	WTC	Precinct 7A	Education Site	WEZ	Balance of Greater Warnevale District	North Wyong Shire Release areas	
	Mar-14	Mar-14	Mar-14	Mar-14			Mar-14	Mar-14	
Open Space Land	\$18.5 M		\$4.3 M	\$6.6 M			\$1.1 M		\$30.5 M
Open Space Works	\$28.4 M		\$5.7 M	\$8.2 M			\$2.0 M		\$44.3 M
Community Facilities Land	\$1.4 M		\$0.2 M	\$0.3 M			\$0.5 M	\$0.5 M	\$3.0 M
Community Facilities Works	\$23.4 M		\$3.8 M	\$7.9 M			\$10.4 M	\$7.4 M	\$53.0 M
Roadworks	\$65.9 M	\$5.4 M	\$27.8 M	\$28.3 M	\$1.8 M	\$30.9 M	\$22.7 M		\$182.8 M
Drainage Land	\$11.7 M	\$0.6 M	\$0.9 M	\$0.6 M	\$0.0 M				\$13.7 M
Drainage Works	\$18.9 M	\$1.9 M	\$1.8 M	\$4.2 M	\$0.7 M	\$8.7 M			\$36.2 M
Water Quality Land	Included in Drainage								
Water Quality Works	\$8.9 M	\$0.3 M	\$3.0 M	\$5.0 M					\$17.2 M
Wadalba Corridor land	\$2.3 M								\$2.3 M
Wadalba Corridor works / Environmental Works	\$1.3 M		\$0.8 M						\$2.1 M
Addition to Wadalba Corridor	\$2.2 M								\$2.2 M
Studies	\$1.0 M	\$0.2 M	\$0.4 M	\$0.2 M	\$0.1 M	\$0.6 M	\$0.3 M		\$2.8 M
Adminstration	\$2.3 M	\$0.4 M	\$0.4 M	\$0.9 M	\$0.1 M	\$1.4 M	\$0.9 M		\$6.4 M
TOTAL PLAN COSTS	\$186.2 M	\$8.7 M	\$49.1 M	\$62.2 M	\$2.7 M	\$41.6 M	\$38.0 M	\$8.0 M	\$396.5 M

Table 2 provides a summary of the total estimated cost of the planned road infrastructure indexed to March 2014 to be delivered across the Warnervale District.

Table 2 Summary of Road Costs

Road Catchments	Total S94 WDC Plan	%
	Mar-14	
Wadalba, Woongarra & Hamlyn Terrace (WWAHT) - Precincts 7b, 8a & 8b	\$65.9 M	36%
Warnervale Town Centre	\$27.8 M	15%
Precinct 7A -	\$28.3 M	15%
Wadalba 8B ¹ & 8C	\$9.2 M	5%
North Wyong Industrial	\$5.4 M	3%
Employment Corridor	\$3.1 M	2%
Mackillop Catholic College	\$0.5 M	0%
GP Super Clinic	\$1.6 M	1%
WEZ - Mountain Rd Precinct	\$20.4 M	11%
WEZ - South & West	\$6.2 M	3%
PRECINCT 14	\$4.3 M	2%
Warnervale Education Site	\$1.8 M	1%
BRUCE CRESCENT	\$8.1 M	4%
GRAMMAR SCHOOL	\$0.2 M	0%
	\$182.8 M	100%

Contributions Rates Schedule and Catchments

Table 3 provides the contribution rates per development unit for the drainage catchments within WWAHT.

Table 4 provides the contribution rates per development unit for the drainage catchments within Precinct 7A, WTC and the balance of the District

Table 5 provides the contribution rates that are levied under this Plan for the subdivision of land in the North Wyong Industrial Park and the Wyong Employment Zone catchments, for the augmentation of the road network, drainage and water quality infrastructure, studies and administration.

Table 6 provides the contribution rates for development towards the augmentation of the road network for all identified road catchments.

Table 7 provides the contribution rates for the clearing of identified lands in the Wadalba area, to be used for the purchase of land for "additions to the Wadalba Environmental Corridor".

Table 8 provides contributions required by the State Government under either a Special Infrastructure Contributions Plan or a Regional Infrastructure Levy. These contributions do not form part of this Plan and are provided as information only in accordance with the advice provided by the Department of Planning & Infrastructure at the time this plan was prepared. Rates and payment requirements need to be confirmed directly with the Department of Planning & Infrastructure.

Rates are regularly adjusted for inflation in accordance with the provisions of **Section 2.16** of this plan.

Applicants should inquire at the Council or on the Council's website for information on the latest contribution rates.

Calculating Contributions under this Plan

This Plan applies to all developments situated within the area marked on **Figure 2**.

Contributions in this Plan are levied on the basis of:

- the location of the development site within the various contribution catchments;
- cost of public amenities and public services; and
- the apportionment of those costs to the total development within the relevant catchment.

The contribution catchments for the different categories of public amenities and public services are provided in **Section 5**.

The total monetary contribution levied for any individual development under this plan is the sum of the contributions shown in **Tables 3 to 7** of this plan for the relevant catchments, or as prescribed by other provisions in the Plan.

Summary WDC Plan Schedules

Table 3 Summary of Contributions for Residential Development – WWAHT

Drainage Catchments	Wadalba, Woongarrah & Hamlyn Terrace															
	A	B1	B2	B3	B4	C1	C2	C3	D1	D2	D3	E	F1	G1	SW	H1
	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14
Open Space Land	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071	\$3,071
Open Space Works	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710	\$4,710
Community Facilities Land	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236	\$236
Community Facilities Works	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875	\$3,875
Roadworks	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411	\$9,411
Drainage Land	\$1,721	\$1,343	\$4,806	\$1,537	\$801	\$1,481	\$1,795	\$343	\$1,429	\$1,429	\$1,429	\$511	\$2,161	\$513	n/a	\$363
Drainage Works	\$4,425	\$1,946	\$4,971	\$2,032	\$2,052	\$2,183	\$3,103	\$0	\$2,454	\$2,454	\$2,454	\$2,804	\$2,544	\$2,621	n/a	n/a
Water Quality Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Water Quality Works	n/a	n/a	\$1,519	\$1,475	n/a	\$1,281	\$1,062	\$9,798	\$1,091	\$1,091	n/a	\$3,475	\$1,067	\$1,099	n/a	n/a
Wadalba Corridor land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,799	\$1,799	\$1,799	\$1,799	n/a
Wadalba Corridor works	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	\$1,014	\$1,014	\$1,014	\$1,014	n/a
Addition to Wadalba Corridor	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	Rates in Table 7		Rates in Table 7		n/a
Studies	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172	\$172
Administration	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378
TOTAL Contributions per DU	\$27,998	\$25,142	\$33,149	\$26,897	\$24,705	\$26,797	\$27,813	\$31,994	\$26,827	\$26,827	\$25,736	\$31,456	\$30,438	\$28,898	\$24,666	\$22,216

Note: The section below is provided for information only and is not part of this plan

Shire Wide Contributions	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024
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Table 4 Summary of Contributions for Residential Development – Other Areas in Warnervale District

Drainage Catchments	PRECINCT 7A							WARNERVALE TOWN CENTRE							Remainder of Warnervale District
	H3,H4,H9,H10,i 1,i2&i3	H2	H5	H6	H7	H8	J1	WTC 1	WTC 2	WTC 3	WTC 4	WTC 5	WTC 6	WTC 7	
	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	DU Mar-14	
Open Space Land	\$2,863	\$2,863	\$2,863	\$2,863	\$2,863	\$2,863	\$2,863	\$3,755	\$3,755	\$3,755	\$3,755	\$3,755	\$3,755	\$3,755	\$2,863
Open Space Works	\$3,545	\$3,545	\$3,545	\$3,545	\$3,545	\$3,545	\$3,545	\$4,983	\$4,983	\$4,983	\$4,983	\$4,983	\$4,983	\$4,983	\$3,545
Community Facilities Land	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$137	\$137	\$137	\$137	\$137	\$137	\$137	\$140
Community Facilities Works	\$3,438	\$3,438	\$3,438	\$3,438	\$3,438	\$3,438	\$3,438	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,438
Roadworks	\$13,439	\$13,439	\$13,439	\$13,439	\$13,439	\$13,439	\$13,439	\$11,026	\$11,026	\$11,026	\$11,026	\$11,026	\$11,026	\$11,026	As per Table 6
Drainage Land	\$256	\$256	\$256	\$256	\$256	\$256	\$256	\$2,185	\$318	\$1,456	\$318	n/a	n/a	n/a	n/a
Drainage Works	\$1,813	\$1,813	\$1,813	\$1,813	\$1,813	\$1,813	\$1,813	\$4,196	\$4,189	\$2,434	\$2,140	n/a	n/a	n/a	n/a
Water Quality Land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Water Quality Works	\$782	\$1,630	\$6,116	\$4,485	\$8,906	\$3,007	\$3,497	\$3,509	n/a	\$6,104	n/a	\$3,381	n/a	n/a	n/a
Wadalba Corridor land	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Environmental Restoration Works	\$347	\$347	\$347	\$347	\$347	\$347	\$347	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Studies	\$90	\$90	\$90	\$90	\$90	\$90	\$90	\$286	\$286	\$286	\$286	\$286	\$286	\$286	\$90
Administration	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378	\$378
TOTAL Contributions per NDA	\$27,091	\$27,938	\$32,425	\$30,793	\$35,214	\$29,315	\$29,805	\$33,813	\$28,429	\$33,916	\$26,380	\$27,303	\$23,922	\$23,922	\$10,453

Note: The section below is provided for information only and is not part of this plan

Shire Wide DU Rate or NDA equivalent	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024	\$1,024
TOTAL CONTRIBUTIONS	\$28,115	\$28,963	\$33,449	\$31,817	\$36,238	\$30,340	\$30,829	\$34,837	\$29,453	\$34,940	\$27,404	\$28,327	\$24,946	\$24,946	\$11,478

Table 5 Net Developable Area Contribution Rates for Non-Residential Subdivisions (per ha)

Drainage Catchments	North Wyong Industrial Estate					Precinct 7A & Education Site	Warnervale Town Centre					Wyong Employment Zone			Balance of District
	F2	G2	G3	G4	G5		WTC1	WTC2	WTC3	WTC4	WTC5	WEZ Mountain Rd	WEZ South & West	Precinct 14	
	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014		NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	NDA Mar-2014	
Roadworks	\$73,897	\$73,897	\$73,897	\$73,897	\$73,897	See Table 6	See Table 6	See Table 6	See Table 6	See Table 6	See Table 6	\$203,305	\$151,749	\$62,578	See Table 6
Drainage Land	\$38,148	\$8,787	\$8,787	\$6,176	\$6,176	n/a	\$42,482	\$6,176	\$31,309	\$6,176	n/a	n/a	n/a	n/a	n/a
Drainage Works	\$44,895	\$44,927	\$44,927	\$36,129	n/a	\$41,603	\$73,692	\$73,692	\$41,603	\$41,603	n/a	\$41,603	\$41,603	\$41,603	n/a
Water Quality Land	n/a	n/a	\$18,833	n/a	\$18,833	n/a	\$61,624	n/a	\$104,342	n/a	\$66,216	n/a	n/a	n/a	n/a
Studies	\$2,907	\$2,907	\$2,907	\$2,907	\$2,907	\$2,104	\$6,983	\$6,983	\$6,983	\$6,983	\$6,983	\$2,971	\$2,971	\$2,971	\$2,593
Adminstration	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636	\$6,636
TOTAL Contributions per NDA (per ha)	\$166,484	\$137,155	\$155,988	\$125,747	\$108,451	\$50,344	\$191,417	\$93,487	\$190,873	\$61,399	\$79,836	\$254,516	\$202,959	\$113,789	\$9,229

Table 6 Roads Contributions for Warnervale District

APPLICATION DETAILS			DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
			Non-residential developments Mar-14	Residential unit developments (based on 7.4 trips per 4 bedroom dwell.) 7.40 Mar-14	Specific Residential and Industrial subdivision Mar-14
Wadalba, Woongarrah & Hamlyn Terrace (WWAHT) Precincts 7b, 8a & 8b		Residential Development	n/a	\$9,411	n/a
		Non-residential developments	\$1,272	n/a	n/a
Precinct 7A -		Residential	n/a	\$13,439	n/a
	All Zones	Non-residential developments	\$1,816	n/a	n/a
Warnervale Town Centre	Precincts 1,2,3,4 & 7b (Zoned R1)	Residential	n/a	\$11,026	n/a
	Precinct 5, 6a, 6b & 7a (Zoned B2 & B4)	Residential	n/a	\$11,026	n/a
	All zones	Non-residential developments	\$1,490	n/a	n/a
Wadalba 8B ¹ & 8C		Residential	n/a	\$4,607	n/a
	All Zones	All other development	\$623	n/a	n/a
North Wyong Industrial		Industrial Subdivision of Greenfield areas	n/a	n/a	\$73,897
	All Zones	Additional Development	\$493	n/a	n/a
Employment Corridor		All developments	\$625	n/a	n/a
Mackillop Catholic College		All developments	\$588	n/a	n/a
GP Super Clinic		All developments	\$745	n/a	n/a
WEZ - Mountain Rd Precinct		Industrial subdivision / developments	n/a	n/a	\$203,305
		Additional developments	\$3,536	n/a	n/a
WEZ - South & West		Industrial subdivision / developments	n/a	n/a	\$151,749
		Alternative developments	\$2,639	n/a	n/a
PRECINCT 14		Industrial subdivision / developments	n/a	n/a	\$62,578
		Alternative developments	\$2,503	n/a	n/a
Warnervale Education Site		Industrial subdivision / developments	n/a	n/a	\$111,184
		Alternative developments	\$1,002	n/a	n/a
BRUCE CRESCENT		residential subdivision	n/a	n/a	\$82,912
		Industrial subdivision / development	n/a	n/a	\$42,950
		Alternative developments	\$747	n/a	n/a
GRAMMAR SCHOOL			\$384	n/a	n/a

Table 7 Contributions for Additions to the Wadalba Environmental Corridor

	Per Hectare
Contribution per ha of designated land that is cleared	\$68,867

Table 8 State or Regional Infrastructure Contribution

Area	State or Regional Infrastructure Contribution per ha of NDA Mar-14
Warnervale Town Centre	\$140,000
Wyong Employment Zone	\$91,000
Hamlyn Terrace - Louisiana Rd Land	See VPA dated 16 June 2008 (D01979760)
Precinct 7A	to be advised
Note: This is not part of this contribution plan and is provided for information only. Clarification & conformation with Department of Planning & Infrastructure should be sought.	
Note: The rates are the subject of the 2012 NSW Government Policy to apply a discount to these rates	

Non-Monetary Contributions

In addition to the monetary contributions, this Plan also requires the making of non-monetary contributions including:

- Consequential dedication of land to Council for specific works, the location of which is identified in the Plan.
- The dedication of land that has been identified in the Plan as being required to be dedicated free of cost, which is generally otherwise constrained land.
- The balance of land in respect of land for which a monetary value in the Plan has been recognised, but which is in excess of land which could otherwise have been acquired under Just Terms Compensation Legislation.

1 Introduction

1.1 Background to this Plan

This Plan continues Council's policy of requiring development contributions as a condition of development consent for developments in the Warnervale District for the full range of public amenities and public services.

This Plan represents a comprehensive amendment of the *Section 94 Contributions Plan No. 7A – Warnervale District 2005* (2005 Plan) and because of the extensive nature of the amendments, the former plan is completely repealed and replaced by this Plan.

A contributions plan for the Warnervale District first commenced in 1994 and was subject to a series of amendments up until adoption of the 2005 Plan. Significant work has been undertaken to review this plan, however, due to a number changes in the NSW Government policy, the process of Plan preparation has not been completed to the stage where the 2005 Plan has been formerly replaced.

A history of Plan amendments is provided in **Table 9**.

2006-2007 Review - A significant review was carried out between late 2006 and early 2007, however this review did not result in the amendment to the Plan as the NSW government announced that new legislation was to be enacted that would significantly affect Council's ability to levy Section 94 developer contributions.

The primary reason for carrying out this review (2007) was to update capital works cost estimates and revise the previously adopted land valuation method, which projected land values to 2008 and were significantly higher than current market conditions..

2009 Review - A draft plan was prepared by Newplan in 2009 (D01871040) on behalf of Council titled "*Woongarra, Hamlyn Terrace & Wadalba Development Contributions Plan 2009*". This draft plan was prepared to replace the Warnervale District Plan. It was submitted to the Department of Planning as part of the approval process to obtain an exemption from the NSW Governments contributions capping regime. Due to further changes in the Governments Capping Regime this draft Plan was not exhibited or adopted.

WTC Plan - Council adopted a new contributions plan for the Warnervale Town Centre on 12 December, 2012 in recognition of the additional infrastructure needed for this area (D03220486), which in effect removed this area from the Warnervale District Contributions Plan.

WWAHT Plan - A comprehensive review was undertaken of the cost base of the Warnervale District Plan between 2011 and 2013 culminating in the adoption of the Wadalba, Woongarra & Hamlyn Terrace Development Control Plan 2013 by Council on 13 December 2013.

This Plan was the result of a major review of the underlying cost base associated with the provision of public amenities and public services for the development area that, in part, has been encouraged by changes to legislation and State Government policy. The latest review involved:

- the documentation of historic costs,
- the use of more current land valuation data,
- the review and update of future works costs, and
- a review of the rationale for the apportionment of costs.

This adopted Plan did not come into effect, although the rates under this Plan were applied under the auspices of the existing Warnervale District 7A Contributions Plan 2005.

This Plan seeks to reinstate a single contribution plan for the Warnervale District in recognition of the common infrastructure and the need to provide a consistent approach to the apportionment of costs.

Current Plan – This plan proposes to include additional infrastructure costs associated with the development of Precinct 7A, the re-integration of the Warnervale Town Centre Contributions Plan and the adaption of the review of costs included in the adopted WWAHT Plan 2013. This will provide an integrated approach to the provision of infrastructure for the whole of the Warnervale District that is based on contemporary and equitable costs apportioned over all development.

Table 9 Amendments to Plan

Amendment Number	Adopted by Council	Effective	Purpose of Plan Amendment	Council file
Principal Plan		April 13 1994		T40/08700
1	February 11 1998	February 19 1998	To address zoning amendments to the Warnervale East/Wadalba North West release area and revised land valuations.	T40/08700
2	October 14 1998	October 22 1998	To review of the Wadalba North-West development concept.	T40/08700-02
3	November 24 1999	November 26 1999	To address zoning amendments at Wadalba, amendments to <i>Wyang Development Control Plan No. 49</i> and revised land values.	T40/08700-03
4	September 13 2000	N/A	To adopted revised land values for Wadalba, changes to the provision requirements for community facilities and changes to intersection improvements and costs	T40/08700-06
5	September 27 2000	October 25 2000		
6	November 28 2001	December 5 2001	To adopted revised land values in all categories throughout the development area, and revision of indexation and alterations to some intersection costs.	D01910056
7	March 13 2002	May 8 2002	To adopt a new development concept was adopted for land north of Mataram Road affected by <i>Wyang Development Control Plan No. 49</i> .	D01910299
8	June 23 2004	June 29 2004	To incorporate proposed developments in the wider Warnervale District, to update land values (including projected future land values) and construction costs and make other consequential amendments identified since 2002.	D00019961
9	September 14 2005	September 21 2005	To include projected land value for Woongarah Sporting Fields, the inclusion of the Additions to the Wadalba Corridor land not subject to the multiparty deed and update of Warnervale District Map to include Koohindah Waters.	D00375602, D02052407,D0 0371971
	December 12, 2012	December 21 2012	Adoption of Warnervale Town Centre Development Contributions Plan and nominal deletion of this area from the District Plan.	D03220486
10	December 13, 2013	N/A	The adoption of "Wadalba, Woongarah & Hamlyn Terrace Development Control Plan 2013" to review projects, cost and apportionments. Rates applied to Development applications notwithstanding that the plan did not come into effect.	D05261929
11			This Plan - Warnervale District Contributions Plan 2014 - Additional Cost for Precinct 7A, reintegration of Warnervale Town Centre Contributions Plan and adoption of the revised cost base under the WWAHT Plan 2013.	F2014/01538

1.1.1 Minister's Directions

The Minister for Planning over a 4 year period became actively involved in directing the operations of contribution plans and setting up a new framework for development contributions in NSW, with the stated aim of reducing development costs.

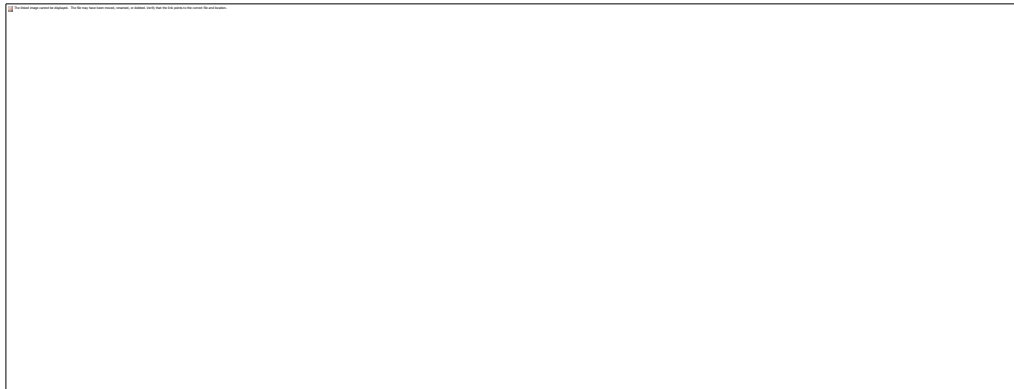
The following provides a chronology of these directions and Council's response:

- 1 The NSW Government as part of the **November 2008** Mini Budget foreshadowed a package of reforms on infrastructure comprising the establishment of a \$20,000 cap per dwelling / residential allotment on S94 Contributions unless otherwise approved by the Department of Planning (DoP Circular PS08-017).
- 2 The Minister for Planning issued a Section 94E Direction to give effect to this package of reforms on **13 January 2009**, which was to commence on 30 April 2009 (D02004017). The delayed commencement date was intended to allow Councils time to apply for an exemption.
- 3 Wyong Shire Council submitted a notice of intention to seek an exemption to the \$20,000 cap in its letter dated **30 January 2009**, as well as advice that Council had commenced a review of the current 2005 7A Warnervale District Contributions Plan (D01678939).
- 4 A formal submission was made to the Local Contributions Review Panel on **2 March 2009** seeking an exemption to the \$20,000 cap (D01871040).
- 5 The Minister issued a further direction dated **28 April 2009** that provided a temporary exemption from the \$20,000 cap for those Councils that had made an exemption application under the 13 January 2009 Direction (D01898795). Wyong Shire Council was one of these Councils.
- 6 The Minister issued a specific Section 94E Direction to Wyong Shire Council on **31 May 2009** that capped the contributions for the Warnervale district at \$34,682.11 per dwelling/ residential allotment in the direction dated 31 May 2009 (D01933087). This amount was based on the highest rate under the 2009 Draft Plan that was being prepared at the time.
- 7 The S94E Direction issued **4 June 2010** revoked all previous Directions to all Councils and re-instituted the \$20,000 per dwelling / allotment for new consents. The specific Wyong Shire Directions of 31 May 2009 (\$34,681.11 cap Direction) was thus made null and void.
- 8 The 2009 Draft Wadalba, Hamlyn Terrace & Woongarra Development Contributions Plan and the Shire-Wide Contributions Plan were submitted to the Department on **7 September 2009** (D02016574) seeking the Department's approval for the 2009 Draft Plan to be placed on public exhibition.
- 9 The Minister subsequently issued a new Section 94E Direction on **17 September 2010** revoking the 4 June 2010 Direction (\$20,000 cap), such that a \$30,000 cap would apply for new release areas and no cap would apply to contribution plan areas where more than 25% of the land had already been granted consent for subdivision/development. The Direction contained schedules of contribution plans for which the "\$30,000 cap" and the "no cap" applied respectively. The Warnervale area and The Entrance contributions plans were included in the "no cap" schedule on the basis that more than 25% of the land had already been released (D02370497). The NSW Planning Circular PS 10-022 dated 16 September 2010 was issued with the Ministerial Direction to provide the policy framework of the Governments new contribution capping framework.
- 10 The Department of Planning Guidelines issued on **23 November 2010** (PS10-025) restated the capping principals that were applied in the Minister's Direction of 17 September 2010, as well as providing a role for the Independent Pricing & Regulatory Tribunal (IPART) in the review and

approval of Section 94 plans. The Guidelines indicated that new contribution plans that exceed the prescribed caps would need to be reviewed by IPART, as well as those for which priority infrastructure funding was being sought.

- 11 The Director General indicated by letter dated **5 December 2011** that he had no objection to the exhibition of the draft Plan on the basis that it was a refinement of the current contributions plan and there was no increase in the scope of works (D02859147).
- 12 A further review process had commenced prior to the endorsement by the Director- General of the 2009 draft Plan with a view to providing more current valuations and costs, and to adopt an amended works schedule.
- 13 The further Ministerial Directions of **3 March 2011** (D02554586) and **21 August 2012** were subsequently issued re-confirming the previous exemptions and ratifying new ones. The NSW Planning Circular (PS 11-012) dated 15 March 2011 was issued with the 3 March 2011 Ministerial Direction and reconfirms the principals for capping exemptions that were outlined in the previous two Circulars.
- 14 The NSW Planning & Infrastructure issue of the "Revised Local Development Contribution Practice Notes" in **February 2014**, which provides guidelines for the assessment of Contributions Plans by the Independent Price and Regulatory Tribunal. Only contributions plans that are not exempt from capping and propose to exceed the specified caps are required to be submitted to IPART for approval.

"Gap funding" under the Local Infrastructure Growth Scheme will only be granted where a contribution plans are approved by IPART, which will only approve plans that comply with its Practice Notes. The current Practice Notes requires that the contributions plan only collect for Essential Works i.e.



1.1.2 Exemption to Capping

The whole of "Warnervale District Release Area" as identified in the former Plan is exempt from any Section 94 contribution cap under the current Minister's Section 94E Direction in accordance with the NSW Government contribution capping framework. The NSW Government capping framework provides an exemption for areas where more than 25% of the planned development had been completed in 2009 when the capping framework was first adopted.

The proportion of development in the Warnervale District that had been completed in 2009 was in excess of this 25% minimum. In 2009 the completed development in the Warnervale District equated to some 3,520 lots, with a projected population of approximately 10,560. This represents 31% of the total projected population of approximately 34,000 for the Warnervale District.

The relevant extracts from the Ministers Direction that confirms no capping applies is provided as follows:

4 No cap on contributions for development on Schedule 1 land

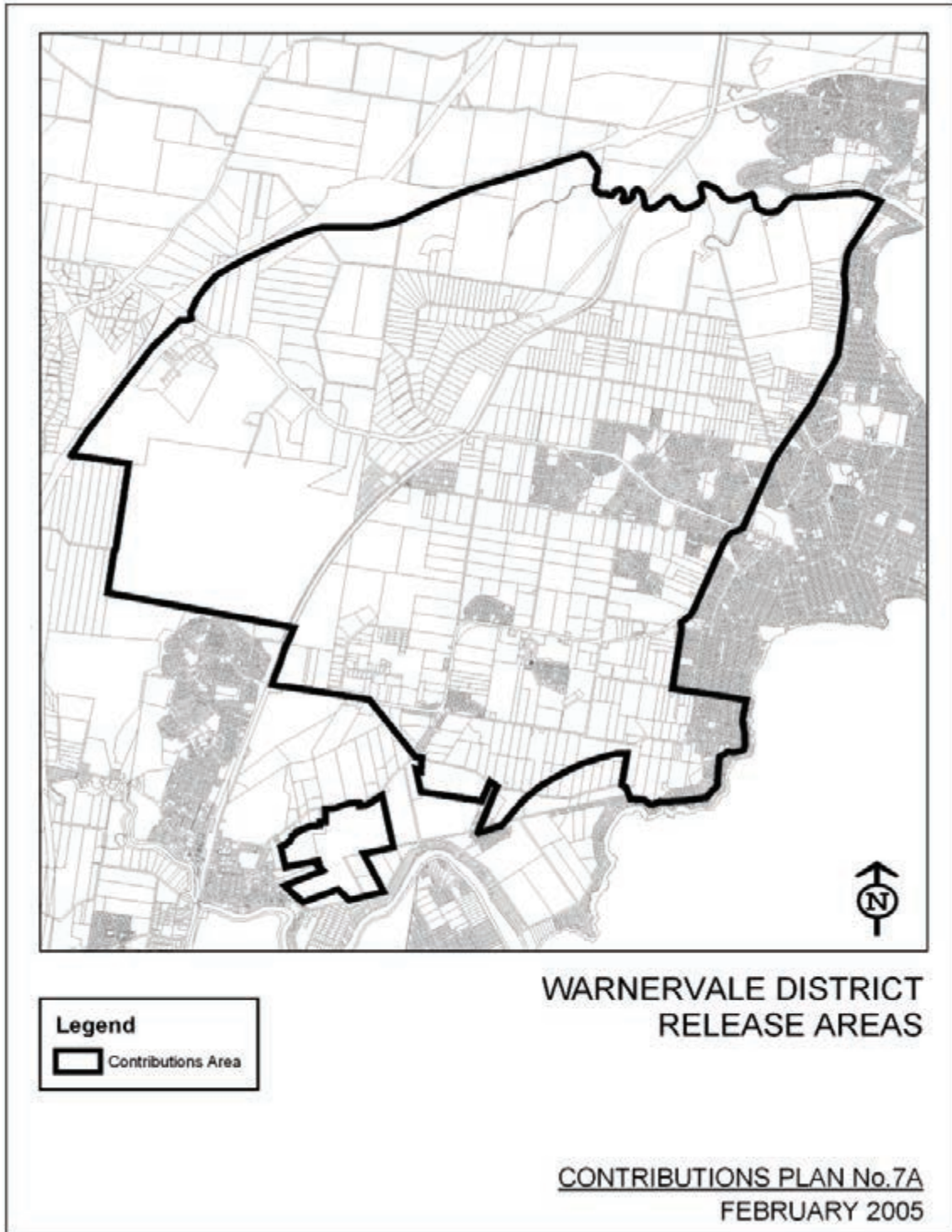
This Direction does not apply to a development consent to the extent that it authorises the carrying out of development on any land identified in Schedule 1.

Extract from Schedule 1 referred to above:

(20) Land within the Wyong Local government Area identified as:

- (a) The Entrance District in the *Section 94 Contributions Plan No.3 'The Entrance District'*, or
- (b) the Warnervale District Release Areas in the *Section 94 Contributions Plan No.7A 'Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale District'*.

Figure 1 Extract from Warnervale District 7A Contributions Plan
(Area exempted from capping)



2 Administration and Operation

2.1 What are Development Contributions?

Development contributions are contributions made by those undertaking development under the auspices of the EP&A Act toward the provision of public amenities and public services.

A Council can require the payment of development contributions through imposition of a condition in a development consent if:

- it has adopted a contributions plan justifying the contribution (such as this plan); and
- the contribution is imposed in accordance with the provisions of such a plan.

2.2 Contributions must be Reasonable

The power to levy a Section 94 contribution relies on there being a clear relationship (or 'nexus') between the development being levied and the need for the public amenities and public services for which the levy is required.

Section 94 of the EP&A Act allows consent authorities to seek the following types of contributions from development:

- a reasonable development contribution for the provision, extension or augmentation of "public amenities and public services" within the area; and/or
- a reasonable monetary contribution towards recoupment of the cost of providing existing "public amenities and public services" within the area.

The EP&A Act enables consent authorities to seek contributions from development:

- toward the provision, extension or augmentation of "public amenities and public services" only where development is likely to require the provision of or increase the demand for such "public amenities and public services"; and
- toward the recoupment of the cost of providing existing "public amenities and public services" within the area if it is satisfied that:
 - the development concerned will, if carried out, benefit from the provision of the existing "public amenities and public services"; and
 - the existing "public amenities and public services" were provided within the area by a consent authority in preparation for or to facilitate the carrying out of development in the area.

Sections 3 & 4 of this Plan described the relationship between expected development and the demand for public amenities and public services included in this Plan.

2.3 Definitions

In this Plan, the following words and phrases have the following meanings:

Accredited Certifier has the same meaning as set out in the EP&A Act.

Attributable cost means the proportion of the estimated cost for an item in the works schedule and/or a category of public amenity or public service for which a development or the projected development within a specific area is required to pay based on the proportion of total demand generated by that development or area.

Committed projected population means the projected population for WWAHT, Warnervale Town Centre and Precinct 7A.

Community infrastructure means public amenities and public services as referred to in Section 94 of the EP&A Act and is synonymous with the terms amenities, services, infrastructure and facilities and the items in the works schedule attached to this Plan.

Council means the Council of the Shire of Wyong.

Development contribution or contributions means a contribution referred to in Section 94 of the EP&A Act.

Dwelling unit (DU) means a single dwelling with 4 bedrooms or a vacant residential allotment or the equivalent in terms of demand for infrastructure, public amenities and facilities. Where dwelling units are the basis for collecting contributions, and development does not conform to either a single dwelling or a residential allotment, then the basis for assessing the quantum of contributions required to be paid shall be in accordance with the equivalent number of dwelling units based on demand.

EP&A Act means the *Environmental Planning and Assessment Act 1979*.

Former Plan means the contributions plan titled "*Section 94 Contributions Plan No. 7A — Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale District*" dated September 2005"

Gross floor area (GFA) means the sum of the floor area of each floor of a building measured from the internal face of the external walls.

EP&A Regulation means the *Environmental Planning and Assessment Regulation 2000*.

LGA means local government area.

Net development area (NDA) means the area of land zoned for urban purposes expressed in hectares and excludes land allocated for public uses such as for trunk drainage, roads, open space, community facilities, noise buffers and the like, as well as undevelopable lands. NDA may include land not zoned for urban purposes where it is included in subdivided allotments and offers some utility or amenity associated with the developable part of the allotment.

Planning agreement means a voluntary planning agreement referred to in Section 116T of the EP&A Act.

Potential Projected Population means total potential population for an area that extends beyond the committed projected population within the Warnervale District.

Public amenities and public services means public amenities and public services as referred to in Section 94 of the EP&A Act and are synonymous with the terms amenity, services, infrastructure and facilities and the items in the works schedule attached to this plan.

Secondary dwelling means a self-contained dwelling that:

- a is established in conjunction with another dwelling (the principal dwelling), and
- b is on the same lot of land as the principal dwelling, and
- c is located within, or is attached to, or is separate from, the principal dwelling.
(Note: as per definition in the Draft Wyong LEP 2012)
- d has a total floor area (excluding any area used for parking) that does not exceed 60m².
(Note: as per clause 5.4(9)(a) of the Draft Wyong LEP 2012)

Warnervale District means the area that this Plan applies to.

WEZ means the area known as *Wyong Employment Zone* - refer to item 5 in Figure 7 (Section 5) for the location

WWAHT means the suburbs of Wadalba, Woongarra and Hamlyn Terrace as defined by item 1 in Figure 7 (Section 5).

Works in kind means the undertaking of a work or provision of a facility by an applicant which is already nominated in the works schedule of a contributions plan.

Works schedule means the schedule of the public amenities and public services for which contributions are required to fund, and the cost estimate for providing such.

2.4 Name of this Plan

This contributions plan is called the "**Warnervale District Contributions Plan 2014**" (the Plan, this Plan or District Plan, WDC Plan).

2.5 Purposes of this Plan

The primary purpose of this plan is to authorise:

- Council, when granting consent to an application to carry out development to which this Plan applies; or
- an accredited certifier, when issuing a complying development certificate for development to which this Plan applies,

To require a contribution to be made towards:

- the provision, extension or augmentation of public amenities and public services only where development is likely to require the provision of or increase the demand for public amenities and public services; and
- the recoupment of the cost of providing existing public amenities and public services within the area to which this Plan applies.

Other purposes of the Plan are:

- to provide the framework for the efficient and equitable determination, collection and management of development contributions toward the provision of public amenities and public services generated by development within the area;
- to determine the demand for public amenities and public services generated by the incoming population to the area and ensure that development makes a reasonable contribution toward such public amenities and services that are required for that population;
- to ensure that the existing community is not unreasonably burdened by the provision of public amenities and public services required (either partly or fully) as a result of development in the area; and
- to ensure Council's management of development contributions complies with relevant legislation and practice notes, and achieves best practice in plan format and management.

Contributions from development levied under this Plan will not be used to address any backlog in the provision of works and services for the existing population.

2.6 Commencement of this Plan

This Plan commences on the date on which public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

2.7 Land to which this Plan Applies

This Plan applies to all development situated within the Warnervale District.

The application area of this Plan is detailed in **Figure 2**.

2.8 Development to which this Plan Applies

All development within the application areas of this Plan as detailed in **Figure 2** are subject to this Plan with the exception of:

The type and quantum of the contributions applicable to any development will be determined by:

- the form of the development proposed;
- the location of the development site; and
- the contribution catchments that a development site located in.

Table 10 sets out the types of development that may be required under this Plan to make a contribution toward the provision of public amenities and public services and the contributions that the development type may be subject to.

Figure 2 Application of Contributions Plan

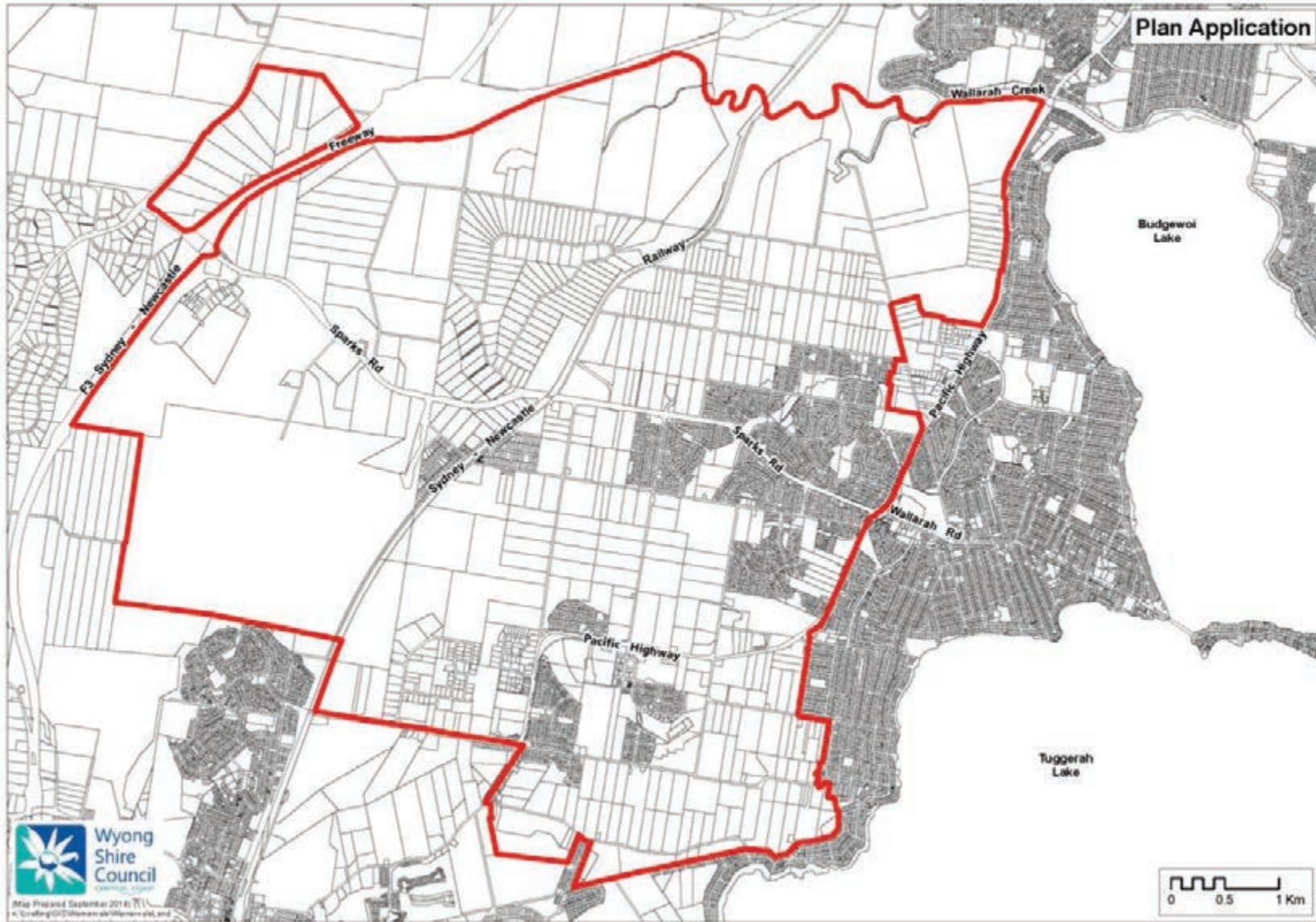


Table 10 Development Affected by this Plan and the Infrastructure Contributions Required

Development Type	Infrastructure Type							
	Open Space	Community Facilities	Roads	Drainage	Water Quality	Wadalba Environmental Corridor	Additions to Wadalba Environmental Corridor	Planning Studies / Administration
Residential or Greenfield Subdivision	DU	DU	DU	DU	DU	DU	Ha of land to be cleared	DU
Residential Flats & Dual Occupancies	DU	DU	DU	DU	DU	n/a	n/a	DU
Hospital Bed	n/a	n/a	DU	DU	DU	n/a	n/a	DU
Nursing Home Bed	n/a	n/a	DU	DU	DU	n/a	n/a	DU
Hostel Bed	DU	DU	DU	DU	DU	n/a	n/a	DU
Hotel	DU	DU	DU	DU	DU	n/a	n/a	DU
Tourists Developments	DU	DU	DU	DU	DU	n/a	n/a	DU
Motel Suite	DU	DU	DU	DU	DU	n/a	n/a	DU
Caravan Park - holiday site	DU	DU	DU	DU	DU	n/a	n/a	DU
Caravan Park - long term	DU	DU	DU	DU	DU	n/a	n/a	DU
Industrial Subdivision	n/a	n/a	NDA	NDA	NDA	n/a	n/a	NDA/GFA
Industrial Development	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Commercial (Shops/Offices)	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Shopping Centre	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Restaurants/Cafes	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
Licensed Club	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA
All other non-residential developments	n/a	n/a	DVT cost	NDA	NDA	n/a	n/a	NDA/GFA

Key:

DU – Development Unit

NDA – Net Developable Area

DVT – Daily Vehicle Trips

ha - Area Cleared

GFA - Gross Floor Area

2.9 Relationship to Other Plans and Policies

This Plan authorises the imposition of conditions of consent requiring the payment of monetary development contributions and/or the dedication of land for certain development within the contribution catchments identified in this plan.

This Plan replaces the former plan (Section 94 Contributions Plan No. 7A – Warnervale District) for all new development applications.

This Plan takes precedence over any of Council's codes and policies where there are any inconsistencies in relation to development contributions.

2.10 Infrastructure Addressed by this Plan

This Plan authorises the Council or an accredited certifier to require the payment of monetary contributions and/or the dedication of land from development towards the provision of certain public amenities and public services.

The types of public amenities and public services required to meet the demands of the expected future development which are addressed in this plan, are as follows:

- local & district parks;
- local and district sporting & recreation facilities;
- multi-purpose community centres & cultural centres;
- local and District roads & intersections;
- drainage, stormwater works & water quality works; and
- environmental corridors.

The cost of studies and administration of the Plan is also addressed in this Plan.

2.11 Determination of Community Infrastructure Costs

2.11.1 Works Costs

The estimated cost of uncompleted work in this Plan is based on either a review of the original cost or the indexation of the original costs.

Council can amend the contribution rates to reflect the effects of inflation, as discussed in **Section 2.16**. This is in effect the same as indexing the cost of uncompleted works and the final cost of completed works. Council may also review works costs in conjunction with a regular review of the Plan.

Cost estimates for many road and traffic management works are based on the indexation of standard construction rates, especially in respect of the less complex works. Other road and traffic management works are based on a more detailed review of costs.

The 2004 review of the former contributions Plan also included a number of revised or new cost estimates based on further information available to Council at the time of preparing that review.

More detail on works costs reviews are contained in the following documents:

- 2002 Review of Development Control Plan No. 49 & Contributions Plan No. 7A – Warnervale East & Wadalba North West Urban Release Areas incorporating the North Wyong Industrial Estate and Development Control Plan No. 38 Warnervale East Industrial Area, January 2002, Wyong Shire Council Technical Report, and in other technical reports prepared by the Council;
- 2004 Review of Contributions Plan No. 7A - The Wider Warnervale District, Wyong Shire Council Technical Report.

All works costs used in this Plan are exclusive of Goods and Services Tax (GST). Should the Federal Government policy remove the GST exemption that currently applies to infrastructure provision and contribution payments, this provision authorises the addition of the GST to the cost of works and contribution rates.

Many works identified in the Plan will be required to be undertaken by developers in order for their developments to proceed. The reason why such works are contained in the Plan is to provide a material recognition that other developments in the locality will obtain a benefit from those works.

While the cost estimates in the Plan for such works are the best available at the time the Plan was prepared, they may not reflect the final costs. The Plan is not directed at providing the guarantee for the full reimbursement to developers of the value of the works that are necessary for their developments to proceed. The recognition of costs for such works will be restricted to the cost estimate contained in the Plan.

2.11.2 Land Costs

Land values were originally based on September 1997 valuations, with valuations for the drainage corridor and multi-purpose environmental corridor within Wadalba release area based on August 1998 valuations. A further valuation was obtained in July 1999 for that land adjoining the Kanwal Reservoirs that was zoned 7(a) Conservation. Subsequent reviews of land costs were as follows:

- a revised valuation for non-flood affected land within Woongarra and Hamlyn Terrace was obtained in November 1999;
- a revised valuation for non-flood affected land within Wadalba North-West was obtained in March 2000;
- a revision of land values for all categories was undertaken in August 2001. For flood affected land within the release area, individual land valuations were prepared. An average cost/ha was then calculated;
- a review of all valuations was undertaken in June 2003 and 2004;
- a review of land values was undertaken in 2006; and
- a review of land values was undertaken in 2011.

The former Plan included an indexing regime based on the increases in land value in the early part of the last decade (2000-2004) extrapolated to 2008. Since that time significant changes have occurred in the economy as a result of the Global Financial Collapse (GFC), which makes these extrapolated values largely redundant. The greatest impact has been on the value of residential land, and land acquired at residential values between 2005 and the commencement of this Plan. The land values have been reviewed based on more contemporary land values.

The cost base of land for open space and community facilities that was purchased or for which a credit was recognised under the land indexing regime of the previous Plan, has for the purpose of this Plan, been reduced to the current market value.

Most land required to be dedicated/transferred or acquired under this Plan is necessary because of its location or other strategic feature to service and/or facilitate the development of the wider planning precinct/area. Where land identified in this Plan is part of a development site, Council will require that land to be dedicated as a condition of development consent. While under Section 94 of the EP&A Act, a contribution plan can require a contribution in the form of the dedication of land free of cost. This Plan seeks to provide recompense to the owners of land required to be dedicated where it provides a wider benefit. The recompense shall be restricted to the market values up to the values under this Plan.

Some land, such as local road reserves, some pedestrian interconnections and some drainage land identified in strategic planning and Development Control Plans will be required to be dedicated under this Plan at no cost to Council. In such cases, the land will only benefit the existing development, or alternatively, it will involve an addition to a network for which other developments have made, or will make, a contribution in the form of land.

The only land based contribution that will not to be indexed relates to the Wadalba Environmental Corridor (GOR 58) and the Additions to the Wadalba Environment Corridor (GOR125) on the basis that there is a need for continuity between the former plan and this plan.

2.12 Staging of Infrastructure

Council is not able to 'bankroll' works required as a consequence of development addressed under this Plan and will only be able to directly provide works and services when sufficient funds have been provided by way of contributions.

The works schedules under this Plan identify spending priorities for some works. The priorities for many works cannot be accurately identified because their need relates to the timing of the development on adjoining lands. The identified priorities will inform decisions about the order that works will be delivered and works that may be delivered using pooled funds.

Work priorities may be adjusted to account for Council's capacity to carry out works having regard to Council-wide works programs. Similarly some works may be accelerated where there are synergies with other Council works.

2.13 Development Contributions for Community Infrastructure may be required as a Condition of Consent

This Plan authorises the Council or an accredited certifier, when determining a development application or an application for a complying development certificate relating to development to which this Plan applies, to impose a condition under Section 116G(1)(a) of the EP&A Act requiring:

- the payment of a monetary contribution; and/or
- the dedication of land free of cost,

to the Council towards the provision, extension or augmentation of public amenities and public services as specified in the works schedule in this plan to meet the demands of the development.

This Plan also authorises the Council to require monetary contributions from development towards recouping the cost for the provision of existing public amenities and public services that has been provided by the Council for or to facilitate the carrying out of development from which the development will benefit.

2.13.1 Contributions for Land for Community Infrastructure required under this Plan

This Plan authorises Council, through the imposition of a condition of development consent, to require in connection with any development on land to which this Plan applies:

- the dedication of land for public purpose free of cost to the Council; and/or
- the payment of a monetary contribution to the Council for land for public amenities and public services identified in this Plan.

Wherever land required under this Plan is situated within a development site, the Council will require the developer of that land to dedicate such land as a condition of consent.

Most land that would otherwise have a reasonable prospect for development, but for the fact that it is required for a wider public purposes, has been included in the works schedule with an assigned value, which is used in determining the rate of monetary contributions required for development under this Plan.

Council will acknowledge the market value of such land up to the estimated value under the plan as a credit and allow it to be offset against the required monetary contributions in accordance with its prevailing policy at the time of dedication and/or in accordance with negotiated arrangements. Where the credit value exceeds the value of the monetary contributions required, the residual value of a credit may be used as an offset against future contribution obligations for developments undertaken in the same plan area in accordance with Council's policy current at the time and/or in accordance with negotiated arrangements.

Land credits given under the previous Plan will not automatically be permitted to be offset against contributions required under this Plan. In most cases such credits will need to be discounted to reflect the new cost base of this Plan.

Some land, such as local road reserves, some pedestrian interconnections and some drainage land identified in strategic planing and/or Development Control Plan will be required to be dedicated under this Plan at no cost to Council. In such cases, the land will primarily benefit the existing development, or alternatively, will involve an addition to a network for which other developments have made, or will make, a contribution in the form of land.

2.14 Other Contributions to be taken into Account

Council, in proposing to impose a requirement for contributions towards public amenities and public services, will take into consideration any land, money or other material public benefit that the applicant has elsewhere dedicated or provided free of cost within the plan area (or any adjoining area) or previously paid to the consent authority, other than:

- a benefit provided as a condition of the grant of development consent under the EP&A Act; or
- a benefit excluded from consideration by a planning agreement.

In order for Council to consider the previous benefits made by the applicant, details must be submitted at the time of the development application.

A reduction in the contribution requirement under this plan may be considered where it can be described / demonstrated by the applicant that:

- the land, money or other material public benefit previously provided continues to provide an ongoing benefit to the community; and
- the benefit was not required to be provided under a condition of consent (including a condition imposed under Section 94 of the EP&A Act) or under a planning agreement; and
- the benefit offsets some of the need for public amenities and public services identified in this plan; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether the Council would need to make up for any shortfall in contributions by its agreement to reduce the contribution).

Council shall have sole discretion as to whether it is appropriate for land, money or other material public benefit to be recognised as a discount against contributions required under this plan.

2.15 Obligations of Accredited Certifiers

2.15.1 Complying Development Certificates

In accordance with Section 94EC (1) of the EP&A Act:

- a Accredited certifiers must, in issuing a complying development certificate, impose a condition under Section 94 that requires the payment of monetary contributions to Council calculated in accordance with this development contributions Plan. The condition of consent shall also require the payment to be made prior to the commencement of works where building works are involved or prior to the commencement of use where no building works are involved.
- b This Plan authorises accredited certifiers to impose such a condition. The condition must include a notation that the contribution amounts are indexed on a quarterly basis.
- c The amount of contributions and timing of payment shall be strictly in accordance with the provisions of this contributions plan.

It is the responsibility of accredited certifiers to:

- a Accurately calculate the quantum of contributions or alternatively seek advice and assistance directly from Council; and
- b Apply the Section 94 condition correctly.

2.15.2 Construction Certificates

In accordance with Clause 146 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt(s) confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

The only exceptions to the requirement are where a works in kind or dedication of land has been agreed by Council. In such cases, Council will issue a letter confirming that an alternative payment method has been agreed with the developer.

2.16 Indexation of Contribution Rates under this Plan

The purpose of this section is to ensure that the monetary contribution rates imposed at the time of development consent are adjusted to reflect the indexed cost of the provision of public amenities and public services and the cost of land included in this Plan, with the exception of the Wadalba Corridor Land & the Additional Wadalba Corridor Land (no indexing).

Council may, without the necessity of preparing a new or amending contributions plan, make changes to the monetary contribution rates set out in this plan to reflect quarterly changes to the Consumer Price Index.

The monetary contribution rates will be indexed as follows:

$$\frac{\$C_A \times \text{Current CPI}}{\text{Base CPI}}$$

Where:

\$C_A is the monetary contribution rate at the time of adoption of the plan expressed in dollars.

Current CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the time of the review of the contribution rate.

Base CPI is the *Consumer Price Index (All Groups Index) for Sydney* as published by the Australian Statistician at the date of adoption of this plan.

Note: The Quarterly CPI shall not be applied where it results in a reduction in the contribution rate.

While land is indexed in accordance with the CPI, it is Council's intention to regularly review the costs of land to be acquired under this Plan. These reviews will be carried out by a registered valuer and any adjustment of land values in the Plan (other than by the CPI) will require amendment and public exhibition of the Plan.

2.17 Adjustment of Contributions required by a Condition Imposed under this Plan

The purpose of this section is to ensure that the monetary contributions imposed on developments at the time of consent are adjusted at the time of payment to reflect the indexed cost of the provision of public amenities and public services included in this Plan (with the exception of the Wadalba Corridor Land & the Additional Wadalba Corridor Land).

A contribution required by a condition of development consent imposed in accordance with this Plan will be indexed between the date of the grant of the consent and the date on which the contribution is made as follows.

The contributions imposed in a development consent are calculated on the basis of the development contribution rates determined in accordance with this Plan. If the contributions are not paid within the quarter in which consent is granted, the contributions payable will be adjusted and the amount payable will be calculated on the basis of the contribution rates that are applicable at the time of payment in the following manner:

$$\$C_P = \$C_{DC} + \frac{[\$C_{DC} \times (\$C_Q - \$C_C)]}{\$C_C}$$

Where:

\$C_P is the amount of the contribution calculated at the time of payment.

\$C_{DC} is the amount of the original contribution as set out in the development consent.

\$C_Q is the contribution rate applicable at the time of payment.

\$C_C is the contribution rate applicable at the time of the original consent.

The current contribution rates are published by the Council and are available on the Council's website.

2.18 Timing of Payment of Monetary Contributions required under this Plan

Council's policy in relation to the timing of payments of monetary contributions required under this Plan is as follows:

- development applications involving subdivision – prior to the release of the subdivision certificate (linen plans);
- development applications involving building work – prior to the release of the construction certificate;
- development applications where no subdivision or building approval is required prior to commencement of the use;
- Complying development – prior to the commencement of works, where building works are involved or prior to the commencement of use where no building works are involved.

2.19 Policy on Deferred or Periodic Payments

Council will generally not accept arrangements for the periodic payment of contributions required under this Plan. Notwithstanding this position, an application for periodic payments may be made to Council, and Council after giving consideration to it may in extenuating circumstances accede to such a request subject to conditions that it considers appropriate. Such conditions may include the confirmation of the payment schedule via a legal agreement and the payment of a fee.

Council will generally only consider permitting the deferred payment of contributions in accordance with its "Deferred Payment of Section 94 Contributions Policy" current at the time of application.

2.20 Material Public Benefits and Dedication of Land Offered in Part or Full Satisfaction of Contributions

A person may make an offer to the Council to carry out works or provide another kind of material public benefit or dedicate land, in lieu of making a contribution in accordance with a condition imposed under this Plan, in the terms described below.

An offer of this type may be accepted if the offer is deemed by Council to represent an "equivalent material public benefit". A developer is required to make prior written representations to Council at which time the proposal may be considered.

Council encourages developers to provide works-in-kind (i.e. works identified in this Plan) in lieu of making cash contributions provided prior written agreement is reached with Council.

Approval to offset the value of the material public benefit against contributions will not be automatic. Applications will be considered on their merits (refer **Section 2.20.1** below).

Water and sewerage works (which are not works under this Plan) will not be offset against contributions determined in accordance with this Plan; rather they may be offset against sewer and water charges where permitted under the provisions of the relevant Development Servicing Plan.

Where the value of a particular work-in-kind exceeds the contributions payable for that category of work, this excess value may (subject to Council's written concurrence) form a credit to the developer. This credit may be redeemed against other categories of contributions that are payable in respect to the subject development or other developments in the Plan area subject to Council policy at the time.

Land credits given under the previous Plan will not automatically be permitted to be offset against contributions required under this Plan. In most cases such credits will need to be discounted to reflect the new cost base of this Plan.

The cash redemption of credits will be repaid either at the time identified in a planning agreement entered into before the grant of development consent or once all of the following criteria have been met:

- 1 All of the developer's land within the area serviced by the subject land has been developed and all relevant contributions have been offset against the credit value.
- 2 80% of the areas benefiting from the credited land have contributed to the scheme.
- 3 if sufficient uncommitted funds exist in the fund.

Valuation of offers of material public benefits will be carried out in accordance with **Section 2.20.3**.

2.20.1 Matters to be Considered by the Council in Determining Offers of Material Public Benefits

Council will take into account the following matters in deciding whether to accept an offer of material public benefit:

- the requirements contained in any material public benefits or works-in-kind policy that the Council has adopted; and
- the standard and timing of delivery of, and security arrangements applying to, the works the subject of the offer are to Council's satisfaction; and
- the conditions applying to the transfer of the asset to the Council are to Council's satisfaction; and
- the provision of the material public benefit will not prejudice the timing or the manner of the provision of public amenities and public services included in the works program.

Where the offer of material public benefit does not relate to an item of public amenities and public services identified in this contributions plan, the Council will take into account the following additional matters:

- the overall community benefit of the proposal; and
- whether the works schedule included in this Plan would require amendment; and
- the financial implications for cash flow and the continued implementation of the works schedule included in this plan (including whether the Council would need make up for any shortfall in contributions by its acceptance of the offer; and
- the implications of funding the recurrent cost of the facility(s) the subject of the offer.

2.20.2 Agreements to be in Writing

Council will require the applicant to enter into a written agreement for the provision of works prior to the commencement of works for the development. If the offer is made by way of a draft planning agreement under the EP&A Act, the Council will require the agreement to be entered into and performed via a condition in the development consent.

A works-in-kind and material public benefit agreement shall be made between the Council and the developer and the land owner (if the developer is not the land owner).

An agreement shall specify (as a minimum) the works the subject of the offer, the agreed value of those works, the relationship between those works and this plan, the program for delivering the works. Planning agreements shall address the matters included in the EP&A Act and EP&A Regulation.

2.20.3 Valuation of Offers of Works-In-Kind and Other Material Public Benefits

The value of works offered as works-in-kind is the attributable cost of the works (or a proportion of the attributable cost if the offer involves providing only part of a work) indexed in accordance with the provisions of this plan.

The attributable cost of works will be used in the calculation of the value of any offset of monetary contributions required under this Plan.

The value of any other kind of material public benefit will be determined by a process agreed to between the Council and the person making the offer at the time the development application is being prepared.

2.20.4 Dedication of Land in Part or Full Satisfaction of a Contribution Required Under this Plan

Subject to prior written agreement with Council, land may be dedicated free of cost in lieu of making a contribution towards the acquisition of land required under this Plan.

Council will only accept land dedication where that land is of a suitable nature for the purpose for which it is being dedicated. All land shall be developed for the purposes for which it is being dedicated, unless otherwise agreed by Council. In such cases as a minimum it shall be free of any improvements, structures or other impediments which would restrict or hinder its future use. Such land shall also be free of any refuse, contamination, or the like, unless otherwise agreed by Council.

2.20.5 Temporary Works

It may be feasible to provide temporary measures to service initial stages of development in lieu of constructing major works up front. Such proposals will need to be assessed at the time of application and provision of such works will be the sole responsibility of the particular applicant, except where any part of them forms part of a work identified in this contribution plan (in which case that part will be treated as works in kind).

The cost of temporary works, not recognised as works in kind cannot be offset against any other contributions required under this Plan.

2.21 Exemptions

The following developments or components of developments are exempt from the requirement to make a contribution under this Plan:

- development for drainage, utility, open space or community facilities or transport infrastructure purposes to be provided by State Government or the Council; and
- any development that in the opinion of Council does not increase the demand for the categories of public facilities and services addressed by this Plan.

2.21.1 No Exemption for First Lot

An exemption is often permitted for the first lot in a subdivision within established urban areas on the basis that the demands generated by a single dwelling on the land (whether built or not) has been factored into the planned provision of public amenities and public services. In this context the exemption is often referred to as a "credit".

This does NOT apply to the development of "Greenfield" areas where urban facilities and infrastructure are minimal or non-existent, and no previous Section 94 payments have been made towards public amenities and public services. The standard of public amenities and public services provided to service rural populations is very different from that which is required for urban population. There is a general expectation and acceptance by rural residents that there is a lower level of infrastructure and a need to travel further afield to access amenities and facilities. Rural residents also have the benefit of acreage to satisfy some of the domestic demands for public amenities and public services. Rural properties have the potential to satisfy some recreational needs and obviate the needs for drainage and water quality infrastructure.

This Plan applies primarily to land that has been, and continues to be, developed as a "greenfield" urban expansion corridor and thus under this Plan NO exemption will be recognised for the first lot.

Given that the original public amenities and public services in the WWAHT was adequate for the projected rural densities under the previous rural zoning, and the rezoning of the land for urban purposes is the reason for the requirement for new public amenities and public services, the developments that benefit from the rezoning should pay the total cost.

The level of facilities and infrastructure provided in the area prior to rezoning for residential / urban purposes was based on rural dwelling densities. Such facilities at worse become redundant and at best reduce the cost base for providing the urban standards of public amenities and public services.

The concept of an exemption or credit for the underlying property is incongruous with contributions based on the NDA, which is essentially about apportioning the cost of public amenities and public services between different developments as a ratio of the total NDA.

2.22 Pooling of Funds

To provide a strategy for the orderly delivery of the public amenities and public services, this Plan authorises monetary contributions paid:

- for different purposes in accordance with the conditions of various development consents authorised by this Plan; and
- for different purposes under any other contributions plan approved by the Council

to be pooled and applied progressively for those purposes.

The priorities for the expenditure of pooled monetary contributions under this plan are the priorities for works as set out in the relevant works schedules (**Section 6**) or as outlined in the relevant sections of this Plan.

In deciding whether to pool and progressively apply contributions funds, Council must be satisfied that this action will not unreasonably prejudice the carrying into effect, within a reasonable time, the purposes for which the money was originally paid i.e. The infrastructure to be delivered in the Plan for which money has been borrowed.

2.23 Accountability and Access to Information

Council is required to comply with a range of financial accountability and public access to information requirements in relation to contributions. These are addressed in Divisions 5 and 6 of Part 4 of the EP&A Regulation and include:

- maintenance of, and public access to, a contributions register;
- maintenance of, and public access to, accounting records for contributions receipts and expenditure;
- annual financial reporting of contributions; and
- public access to contributions plans and supporting documents.

These records are available for inspection free of charge at the Council's administration office.

2.24 Review of Contributions Plan

This Plan will be reviewed at regular intervals and may be revised if the extent or nature of the proposed development varies and these variations lead to a change in the demand for public amenities and public services.

Review/revision of this Plan is to ensure that:

- the Plan remains financially sustainable;
- the Plan continues to address the other public amenities and public services needs generated by new development;
- the public amenities and public services will be delivered in a reasonable time; and
- contributions rates are reasonable and are not an impediment to development.

Matters to be addressed may include (but not necessarily be limited to) the following:

- changing estimates of the costs of the public amenities and public services items;
- adjusting estimated costs to completed costs for completed public amenities and public services;
- the need for public amenities and public services demanded by development; and
- review of land values.

Review, amendment and updating of the Plan (except for the types of amendments specified in clause 32(3) of the EP&A Regulation) will require preparation and public exhibition of a new contributions Plan.

2.25 Savings and Transitional Arrangements

A development application, which has been submitted prior to the adoption of this Plan, will be determined in accordance with the provisions of the plan that applies at the date of determination.

Where contributions have been imposed on development consents under a previous contributions Plan, that Plan shall continue to apply in respect of such consents.

3 Land Budget and Population Projections

3.1 Occupancy Rates

The Warnervale-Wadalba Statistical Area contains the WWAHT and some adjoining rural areas. The statistical area is highly representative of the WWAHT as the adjoining rural areas contain a very small proportion of dwellings and population, which is not sufficiently large to change the underlying trends and statistics.

The following table demonstrates that an occupancy rate of 3 persons per dwelling is reasonable for the purpose of estimating total population for the purpose of quantifying open space and community facility needs, as well as apportioning the cost of district facilities

Table 11 2011 Housing and Population Statistics for Warnervale-Wadalba

Number of Bedrooms in Private Dwellings	Dwells	% of total Dwells	Pop	% of pop.	Occupancy Rate
None (includes bedsitters)	13	0.3%	17	0.1%	1.31
One bedroom	88	2.3%	112	1.0%	1.27
Two bedrooms	177	4.7%	292	2.5%	1.65
Three bedrooms	582	15.4%	1,352	11.8%	2.32
Four bedrooms	2,635	69.5%	8,436	73.4%	3.20
Five bedrooms	265	7.0%	1,125	9.8%	4.25
Six bedrooms or more	31	0.8%	160	1.4%	5.16
Total Occupied Dwellings	3,791	100.0%	11,494	100.0%	3.03
Not stated	163		517		
Not applicable	207		545		
Total	4,161		12,556		

By way of comparison, the occupancy rates for the Shire are provided as follows:

Table 12 2011 Housing and Population Statistics for Wyong Shire

No of Bedrooms Permanent Private Dwellings	Dwellings	% of total Dwells	Population	% of pop.	Occuapancy rate
None (includes bedsitters)	85	0%	152	0.1%	1.79
One bedroom	1,708	3%	2,216	1.6%	1.30
Two bedrooms	10,267	19%	17,416	12.7%	1.70
Three bedrooms	23,897	44%	57,593	41.9%	2.41
Four bedrooms	15,210	28%	47,958	34.9%	3.15
Five bedrooms	2,485	5%	9,796	7.1%	3.94
Six bedrooms or more	523	1%	2,346	1.7%	4.49
Sub Total	54,175		137,477	100.0%	2.54
Caravan Cabin, Houseboat	644		981		
Improvised home, tent, sleepers out	3		12		
House or flat attached to a shop, office, etc.	96		232		n/a
Not stated	2,723		5,867		
Not applicable	7,786		2,789		
TOTAL	65,427		147,358		

Having regard to the 2011 ABS Housing and Population data, the following occupancy rates are adopted for the purpose of this Plan.

Table 13 Adopted Occupancy Rates

Unit Size	Assumed Occupancy Rate	No. of Development Units	Basis for the Assumed Occupancy Rates
Secondary Dwelling / Long term caravan site	1.05	0.35	This is the concessional proportion of a DU for a secondary dwelling that Council adopted at its Ordinary Meeting of 24 July 2013.
1 bedroom residential unit	1.30	0.43	This is consistent with the occupancy rate of bedsitters and one bedroom units in the Warnervale-Wadalba Statistical Area, as well as the one bedroom rate for the whole of Wyong Shire.
2 bedroom residential unit	1.70	0.57	The occupancy rate for 2 bedroom dwellings in the Warnervale-Wadalba Statistical Area in 2011 was 1.65 persons per dwelling and 1.7 persons per dwelling for the whole of the Wyong Shire. It is considered that 1.7 persons per 2 bedroom dwelling is reasonable.
3 bedroom residential unit	2.50	0.83	The occupancy rate for 3 bedroom dwellings in the Warnervale-Wadalba Statistical Area in 2011 averaged 2.23 persons per dwelling and 2.41 persons for the whole Shire. The occupancy rate for the terrace houses two storeys or over within this group was 3.63 persons per dwelling. It is considered that the suitable occupancy rate for prospective 3 bedroom units should be skewed towards the two storey and over terrace house rate. It is notable that only 15% of the dwellings in the Warnervale-Wadalba Statistical Area in 2011 were 3 bedrooms, compared to 44% across the Shire. It is considered that an occupancy rate of 2.5 persons per dwelling is reasonable for 3 bedroom dwellings.
4 bedroom residential unit / residential allotment	3.00	1.00	The occupancy rate for 4 bedroom dwellings for the whole shire was 3.15 persons per dwelling in 2011 and 3.21 in 2006. The occupancy rate for 4 bedroom dwellings in the Warnervale Statistical District in 2011 was 3.03 persons per dwelling, with a valid comparable 2006 rate not available due to change in collector district boundaries. It is considered that 3.00 persons per dwelling is a reasonable having regard to some evidence in a decline in occupancy rates between 2006 & 2011.
5 or more bedroom residential unit (Dual Occupancy / Villa / Townhouse/ Apartments / Self-contained tourist accommodation & alike)	0.5 person per additional bedroom	Proportional	

3.2 Current and Expected Development

Population Projections

Population projections have been made in respect of the areas within the District that are zoned for development and it has been assumed that development of these areas will be completed within 20 years, which is generally considered to be the upper limit of the life of a Section 94 Plan.

More conservative projections have been made in respect to the balance of the District that is unzoned for development and for which significant investigations are required to be undertaken to demonstrate the areas suitable for development. It is likely that not all areas with future development potential within the Warnervale District will be developed within a 20 year time frame.

WWAHT

Table 14 shows the developed and undeveloped NDA within the WWAHT. The NDA can be used in conjunction with existing and projected dwelling densities and occupancy rates to estimate the projected population for the WWAHT.

The total projected population under this Plan is 18,100, which is less than the 20,387 projected under the former plan. The lower population projection is the result of lower occupancy rates, lower dwelling densities and a slight reduction in the assessed net developable area.

The table indicates that 73 per cent of the projected net developable area within WWAHT had been developed as of January 2013.

Table 14 Land Budget, Dwelling Units and Population Projections for Wadalba, Woongarrah & Hamlyn Terrace

Drainage Catchment	Zoning	Developed NDA	Undeveloped NDA	TOTAL NDA	Existing Dwelling Units per ha	Existing Dwelling Units	Projected Dwelling Units per ha for Undeveloped Land	Projected Dwelling Units for Undeveloped Land	Total Projected Dwelling Units	Projected Population
		January 2013	January 2013		DU / Ha	DU	DU / Ha	DU		Total DU
		(ha)	(ha)	(ha)	DU / Ha	DU	DU / Ha	DU	Total DU	3.00
A	R2	28.36	0.00	28.36	14.67	416	14.7	0	416	1,248
B1	R2	20.63	0.00	20.63	15.75	325	15.8	0	325	975
B2	R3	27.58	9.08	36.65	17.26	476	17.3	157	633	1,898
B3	R4	27.82	0.00	27.82	15.79	439	15.8	0	439	1,318
B4	R5	15.14	2.19	17.33	15.64	237	15.6	34	271	813
C1	R6	13.91	0.00	13.91	14.70	205	14.7	0	205	614
C2	R7	55.13	20.86	75.98	17.73	977	17.7	370	1,347	4,042
C3	R8	0.00	6.88	6.88	n/a	0	18.0	124	124	371
D2	R2	3.19	11.68	14.87	17.28	55	18.0	210	265	796
D3	R1	0.00	10.33	10.33	n/a	0	18.0	186	186	558
E	R2	19.81	10.13	29.94	18.04	357	18.0	183	540	1,620
F1	R2	26.46	17.85	44.31	17.65	467	17.7	315	782	2,346
G1	R2	14.09	1.48	15.57	17.14	242	17.1	25	267	801
H1	R2	6.26	0.00	6.26	17.00	106	17.0	0	106	319
South Wadalba	R2	1.11	5.98	7.09	18.77	21	17.0	102	122	367
TOTAL		259.47	96.44	355.91		4,323		1,705	6,028	18,085

Precinct 7A & WTC

Table 15 provides the development assumptions that have been made for the new release areas

Table 15 Dwelling Mix and Occupancy Rate Assumptions for Precinct 7A & WTC

Residential use		Assumed Dwelling type Split	Assumed Dwelling Density <small>DUs per ha NDA</small>	Average occupancy rate per DU based on assumed dwelling mix	Area per per DU <small>m²</small>
Single dwelling			18	2.90	556
Attached (Town Houses)			30	2.42	333
Apartments			50	1.94	200
R2 Residential	% of single dwellings	100%	18	2.90	556
R1 Residential	% of single dwellings	70%	22	2.76	463
	% of attached dwellings	30%			
B2 & B4 Business	% of attached dwellings	60%	38	2.23	263
	% of apartment dwellings	40%			

The average occupancy has been calculated having regard to the application of occupancy rates from Table 13 to a mix of dwelling sizes in accordance with **Table 16**.

Table 16 Average Occupancy Rates and DU based on a mix of dwelling sizes

Assumed Occupancy Rate for Separate Houses in the Warnervale Town Centre & Precinct 7A

Private Dwellings by number of bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split ¹	no. of dwells	Occupancy rates ²	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Three bedrooms	20%	20	2.50	50		0.83	17	
Four bedrooms	80%	80	3.00	240		1.00	80	
	100%	100		290	2.90		97	96.67%

¹ Approximates split between 3 & 4 bedroom dwellings in Warnervale-Wadalba Statistical Area which had 17:83 ratio in 2011.

² 2011 Occupancy rate for separate dwellings in Warnevale-Wadalba Statistical Area

Assumed Occupancy Rate for Town Houses in the Warnervale Town Centre & Precinct 7A

Private Dwellings by Number of Bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split	no. of dwells	Occupancy rates	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Two bedrooms ¹	10%	10	1.70	17		0.57	6	
Three bedrooms ²	90%	90	2.50	225		0.83	75	
	100%	100		242	2.42		81	80.67%

¹ Approximates split between 2 & 3 bedroom townhouses with two or more storeys in Wyong Shire, which had a ratio of 13:87 in 2011

Assumed Occupancy Rate for Apartments in Warnervale Town Centre & Precinct 7A

Private Dwellings by Number of Bedrooms	Assuming a 100 dwellings							Ratio of dwellings to DUs
	Assumed % split	no of dwells	Occupancy rates ¹	total population	Average Occupancy Rate	DUs per dwelling	DUs	
Two bedrooms	70%	70	1.70	119		0.57	40	
Three bedrooms	30%	30	2.50	75		0.83	25	
	100%	100		194	1.94		65	64.67%

¹ Assumes that the 2011 ratio of 80:20 between 2 and 3 bedroom dwellings for all flat, unit & apartments in Wyong Shire will reduce with a change in living preferences.

Table 17 indicates future development within Precinct 7A will accommodate a population of approximately 6,000 persons in some 2,300 dwellings.

Table 17 Land Budget, Dwelling Unit and Population Projections for Precinct 7A

Zoning	Development Characteristics	Estimated Net Developable Area (ha)	Assumed Dwelling Density (DUs)	Total Projected DUs	NDA of Existing residential lots	Existing DU's	Total Existing & Future DUs	Assumed Occupancy Rate	Committed Population	Assumed Population Increase	Total Population
R1 Residential	Greenfield	20.70	18	373	0		373	2.76		1,027	1,027
R2 Residential	Greenfield	77.81	22	1,681	0		1,681	2.90		4,874	4,874
R1 Residential	Committed Dwellings i.e. existing residential lots				26.7	212	212	2.90	615		615
R2 Residential	Additional dwelling estimates on existing residential lots			42			42	2.90		123	123
		98.50		2,096	27	212	2,308		615	6,023	6,638

Warnervale Town Centre

Warnervale Town Centre comprises a mixture of intensive residential and non-residential land uses.

Table 18 provides the land budget for the WTC.

Table 19 provides the rationale for the calculation of the estimated population and Development Units for WTC when it is fully developed.

Table 18 Dwelling Unit & Population Projections for WTC

Land Use	Zone	NDA Area ha	NDA Area ha	% of Total Site Area
Residential ¹	R1	38.865	38.865	
Business 2	B2	7.585		
Business 4	B4	6.371	13.956	
Total NDA		52.82	52.82	44.1%
Recreation	RE1	12.069	12.069	10.1%
Environmental buffer	E2	12.700	12.700	10.6%
Environmental	E3	1.209	1.209	1.0%
School	SP1	7.758	7.758	6.5%
Railway	SP2	4.483	4.483	3.7%
Total Zoned Area (excluding roads)		91.038	91.038	76.0%
Road Area		28.792	28.792	24.0%
Total Site Area		119.83	119.83	100.0%

¹ Includes 1.338 ha super clinic & 2.451 ha Woolworths site

Table 19 Population Projections for WTC

Precinct	Zoning	Developable Area ha	Excluded land ha	Assumed Non Residential ha	Total Residential NDA ha	Dwelling Types	Assumed Allocation of Land (%)	Allocated Areas ha	Assumed Dwelling Density DUs per ha	Resultant Dwellings	Average Occupancy Rate pers per DU	Pop	Total Pop	% of Total Pop	Total DUs	Average Dwelling Density DU per ha	Average occupancy rate persons per DU
Precinct 1 ¹	R1	8.138	1.338	0.000	6.800	Single Dwellings	70%	4.760	18	86	2.90	248	397	13.6%	147	22	2.7
						Attached	30%	2.040	30	61	2.42	148					
Precinct 2	R1	13.039		0.000	13.039	Single Dwellings	70%	9.127	18	164	2.90	476	760	26.0%	282	22	2.7
						Attached	30%	3.912	30	117	2.42	284					
Precinct 3	R1	10.514		0.000	10.514	Single Dwellings	70%	7.360	18	132	2.90	384	613	21.0%	227	22	2.7
						Attached	30%	3.154	30	95	2.42	229					
Precinct 4	R1	3.172		0.000	3.172	Single Dwellings	70%	2.221	18	40	2.90	116	185	6.3%	69	22	2.7
						Attached	30%	0.952	30	29	2.42	69					
Precinct 5	B2	1.458		0.292	1.166	Attached	70%	0.816	30	24	2.42	59	93	3.2%	42	36	2.2
						Apartments	30%	0.350	50	17	1.94	34					
Precinct 6a ²	B2	6.127	2.451	0.735	2.941	Attached	70%	2.058	30	62	2.42	149	235	8.0%	106	36	2.2
						Apartments	30%	0.882	50	44	1.94	86					
Precinct 6b	B4	4.073		0.815	3.259	Attached	70%	2.281	30	68	2.42	166	260	8.9%	117	36	2.2
						Apartments	30%	0.978	50	49	1.94	95					
Precinct 7a	B4	2.297		0.459	1.838	Attached	70%	1.287	30	39	2.42	93	147	5.0%	66	36	2.2
						Apartments	30%	0.551	50	28	1.94	53					
Precinct 7b	R1	4.001			4.001	Single Dwellings	70%	2.801	18	50	2.90	146	233	8.0%	86	22	2.7
						Attached	30%	1.200	30	36	2.42	87					
TOTAL		52.820	3.79	2.30	46.730			46.730		1,142		2,924	2,924	100%	1,142		

Balance of Warnervale District

Table 20 provides land budget and the rationale for the estimated population projections and Development Units for WTC. The population projections are conservative as there has been no constraints mapping or detailed planning. The full development of these areas is likely to occur within the life of this plan.

Table 20 Population & Dwelling Unit Projections for Balance of Warnervale District

	NDA Ha	Dwelling Density Lots/Ha	Lots /DUs	Populaiton 3
South & East Wadalba (SEW)	111	18	1,994	5,981
BRUCE CRESCENT Residential	23	18	416	1,247
TOTAL	134		2,409	7,227

3.3 Summary of District Population

The following table provides the "committed projected population" and the "potential projected populations" for the Greater Warnervale District and beyond on which contribution works are apportioned. The "committed projected population" comprises the projected populations for the WWAHT, the Warnervale Town Centre and Precinct 7A. The "potential projected populations" comprise:

- the likely potential for additional populations in other areas of the Greater Warnervale District that are yet to be investigated and confirmed as suitable for development;
- the projected population in the identified residential release areas to the north of the Greater Warnervale District outlined in the North Wyong Shire Structure Plan. This projected population is relevant only for the apportionment of the estimated cost of the indoor recreation centre.

The "committed projected populations" has been utilised in the sizing of local open space and community facilities within the WWAHT.

The "potential projected populations" are utilised for road network planning and the provision of higher order recreation and community facilities.

Table 21 Population Projections for Greater Warnervale District

Development Areas	Warnervale District				Warnervale District + North Wyong Shire Release Areas	
	Zoned for Development		Total Future Development		Potential Projected Population	% of Population
	Committed Projected Population	% of Population	Potential Projected Population	% of Population		
WWAHT	18,100	67%	18,100	53%	18,100	39%
7A Precinct	6,000	22%	6,000	18%	6,000	13%
WTC	2,900	11%	2,900	8%	2,900	6%
Potential future release areas within Balance of the Warnervale District		0%	7,200	21%	7,200	15%
TOTAL	27,000	100%	34,200	100%	46,600	100%

4 Public Amenities and Public Services

4.1 Public Amenities and Public Services that will be required as a Result of the Expected Development

The WWAHT is expected to receive further urban development in the future, consistent with the urban zoning of the area under *Wyong Local Environmental Plan 1991* and *Wyong Local Environmental Plan 2013*. Development of existing and proposed urban development areas will result in approximately 34,200 in the Warnervale District and 46,600 in the Warnervale District and North Wyong Shire Release Areas.

The development of WWAHT for primarily residential purposes has impacted upon, and will continue to impact on, the demand for and the provision of public amenities and public services.

Prior to the commencement of the development of the release areas, the public amenities and public services that existed at that time was minimal and in keeping with the area's historic role as a rural area.

The incoming populations in Greenfield release areas can only be sustained by a significant investment in the provision, extension and augmentation of public amenities and public services.

Council has identified that the expected development will generate increased demands for the types of public amenities and public services listed in the following table.

Table 22 Community Infrastructure Demanded

Community Infrastructure Category	Community Infrastructure Required	Application Area
Open space and recreation	<u>Land for open space & recreation facilities</u> Small local parks. Large local parks. A District Park Local and district sports fields and sports courts. Semi-natural passive open space areas. Cycleways and pedestrian access ways.	The District
Community, cultural and social	<u>Land for community, cultural, library & social facilities</u> Multi-purpose community centres (local). Community Hub/library (district). Indoor Recreation Centre (Aquatic) (district). Youth precinct (district). Arts and cultural centre (district). Children's and family centre (district)	The District
Roads, traffic management, bus	<u>Land for roads & traffic management facilities</u> Reconstruction of local roads Intersection treatments including roundabouts and traffic signals. Bus shelters	The District
Drainage and water quality	Land for drainage and stormwater management facilities. Road culverts. Channel construction and landscaping.	WWHAT, Precinct 7A, WTC, Education Site, North Wyong Industrial Estate, Education Site and WEZ

Community Infrastructure Category	Community Infrastructure Required	Application Area
	Detention basins and wetlands	
Environmental Protection	Wadalba Environmental Corridors & Addition to Wadalba Environmental Corridor areas	Wadalba Area
Contributions plan administration	Resources to administer the contributions plan. Studies and reviews	The District

Council has, since the commencement of development in the area, considered it appropriate that the development requiring these public amenities and public services make a reasonable contribution toward the provision of such.

The costs and programs of works relating to these public amenities and public services were informed by a range of studies, strategies, plans and adopted standards. The real cost associated with works that have been delivered and the estimated costs of future works is provided in works schedules contained in **Section 6** of this plan.

This section provides more details on:

- the future demand for public amenities and public services;
- the relationship of public amenities and public services to the expected development;
- the strategies for the delivery of public amenities and public services; and
- the calculation of reasonable development contributions.

4.2 Open Space and Community Facilities

4.2.1 Open Space

Open space and recreation facility needs for Warnervale District were identified in the *Wyong Open Space Plan*, the *Warnervale/Wadalba Open Space Plan* and a report prepared by Council's Landscape Planner in September 1991 and supplemented by the more recent *Wyong Open Space Principals Plan* (2005) and the *Wyong Recreation Facilities Strategy* (2009).

The approach to establishing requirements for this area has been to:

- identify any existing open space land and improvements prior to urban development occurring;
- identify requirements to service existing population and developments for which consent has already been issued;
- determine any spare capacity for future development; and
- determine the additional open space requirements needed to service the urban residential development.

The *Wyong Open Space Plan* identified a minimum open space standard of 3 hectares per 1,000 residents. This standard is primarily focused on areas that provide informal and formal active open space areas and is generally exclusive of environmental areas that may provide some residual passive recreational opportunities.

On this basis 81.0 ha of open space is required to be provided for the projected population of the current release areas.

Table 23 Application of Open Space Standard to Release Areas

Area	Projected Population	Open Space required to meet standard ha	Provided & Planned Open Space Provision
Open Space Standard (ha per 1000 persons)		3.0	
WWAHT	18,100	54.3	38.6
WTC	2,900	8.7	13.8
Precinct 7A	6,000	18.0	8.4
Total	27,000	81.0	60.8

The level of open space provision within Warnervale District is below Council's required standard, although a significant portion of the open space provided to date is of a high quality, in terms of its usability and potential for recreational development.

Table 24 Planned Open Space Provision for WWAHT, WTC & Precinct 7A

OPEN SPACE PROVISION			Excluding Completely Passive					
Recreational Category	Area Type	Area Details	Provided	Planned	Total Area Type	Category Total	%	Provision by Category
Projected Population	27,000		ha	ha	ha	ha		area per 1000 people (ha)
Completely Passive	Semi Natural Areas	plus extensive drainage channel land & Environmental Corridors						
	Small parks	WWAHT S1-S15	7.85	1.73	9.58			
	Small parks	Precinct 7A		7.86	7.86			
	Parks	WTC - Ridge Park East & Redge Park West		4.70	4.70			
Passive & Informal Active	Large parks	WWAHT-L1	6.12		6.12	32.79	52.5%	1.21
	District Park	Hill Top Park		4.53	4.53			
Formal Active	Local Playing Fields & Courts	Apportioned F1, F2, F3 & F4	23.43	0.00	23.43			
	District fields	Apportioned to WWAHT, Precinct 7A & WTC		6.25	6.25	29.68	47.5%	1.10
TOTAL			37.40	25.07	62.47	62.47	100%	2.31

Local Open Space

The small parks, large parks and semi natural areas have a distinctive local focus and the planned provisions of such local open space will be apportion 100% to development in the applicable local catchment.

District Park –Hill Top Park

Hill Top Park is a District Facility that will offer recreational opportunities to the existing release areas. It has not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that the open space planning for those areas will also provide open space facilities that have a wider use.

Table 25 provides the apportionment based on the projected population.

Table 25 Apportionment of Hill Top Park

Apportionment Areas	Projected Population	% of Population	Area of Park to be Provided	Indexed LAND COST Mar-2014	Indexed EMBELLISHMENT COST Mar-2014	Total Costs Mar-2014
WWAHT	18,100	69.3%	3.14	\$1,214,565	\$2,827,131	\$4,041,696
WTC	3,000	11.5%	0.52	\$201,309	\$468,585	\$669,894
7A Precinct	5,000	19.2%	0.87	\$335,515	\$780,975	\$1,116,491
TOTAL	26,100	100.0%	4.53	\$1,751,389	\$4,076,692	\$5,828,081

Playing Fields

The playing and district fields will meet the playing fields needs of the District.

Hill Top Park is a District Facility that will offer recreational opportunities to the existing release areas. It has not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that the open space planning for those areas will also provide open space facilities that have a wider use.

Table 26 provides the apportionment for existing playing fields based on committed projected population of the existing release areas.

These playing fields have not been apportioned over future release areas due to the extended time frame for the development of those areas and because it is likely that additional fields will need to be provided as part of the planning for those areas.

Table 26 Apportionment of Existing Playing Fields

Apportionment Areas	Projected Population	% of population	Area of Playing Fields Provided	LAND COST	EMBELLISHMENT COST	Total Costs
				Mar-2014	Mar-2014	Mar-2014
WWAHT	18,100	67.0%	15.71	\$7,019,278	\$13,768,183	\$20,787,461
WTC	2,900	10.7%	2.52	\$1,124,636	\$2,205,952	\$3,330,588
7A Precinct	6,000	22.2%	5.21	\$2,326,832	\$4,564,039	\$6,890,871
TOTAL	27,000	100.0%	23.43	\$10,470,746	\$20,538,174	\$31,008,919

Table 27 provides the apportionment for proposed District playing fields based on *committed projected population* of the Warnervale District.

Table 27 Apportionment of District Playing Fields

Apportionment Areas	Projected Population	% of population	Area of Playing Fields Provided	LAND COST	EMBELLISHMENT COST	Total Costs
				Mar-2014	Mar-2014	Mar-2014
WWAHT	18,100	52.0%	4.12	\$2,759,201	\$4,976,200	\$7,735,401
WTC	2,900	8.3%	0.66	\$442,082	\$797,292	\$1,239,374
7A Precinct	6,000	17.2%	1.37	\$914,652	\$1,649,569	\$2,564,221
Potential future release areas in Greater Warnervale District	7,800	22.4%	1.78	\$1,189,048	\$2,144,440	\$3,333,488
TOTAL	34,800	100.0%	7.92	\$5,304,983	\$9,567,501	\$14,872,484

Staging

The acquisition of the majority of open space will occur when the land on which it is located is developed, and where it will be required to be dedicated as a condition of the development consent. The embellishment of such open space will likewise be timed to coincide with the development of the adjoining land.

The exception to this staging pattern will be the acquisition and development of the District Playing Fields. Significant investment has been undertaken through the former plan for the provision of 3 substantial playing field facilities (approximately \$30M), which at the time of provision required substantial forward funding. The District Playing Fields will not be provided until a substantial part of the Warnervale Town Centre & Precinct 7A has been developed and there are available funds.

Adjoining Areas

There are areas within the District that are currently zoned for rural purposes that are identified for investigation for the suitability for urban development. Notwithstanding the current rural zoning, some forms of residential development are permitted under the Wyong LEP and State Environmental Planning Policies.

It is considered that a similar provision of open space will ultimately be planned and provided in these areas as that which has been planned, and is being provided and planned for in the existing release areas.

In the circumstances, a contribution equivalent to that which is applied to the Precinct 7A will be applied to all development in the balance of the District. This represents an equivalent contribution towards district facilities that is required for the existing release areas together with a contingency towards local open space facilities.

Additional Passive Recreational Opportunities

Additional land is also required to meet drainage and environmental conservation objectives, which will provide opportunities for passive recreation and connections in the cycleway /pedestrian footpath network.

In the former contribution plan the works schedule provided for the cost of half width road construction and land cost for roads that fronted open space land or the environmental corridor.

These costs are generally recognised under this Plan except in a few exceptional circumstances. It is now assumed that the cost of providing local open space with road frontage is offset by the increased amenity that the open space offers prospective development.

4.2.2 Community Facilities

The approach followed in establishing human service requirements for the development area has been as follows:

- identify any existing community facilities and associated land;
- identify requirements to service existing population, future single dwelling development on existing allotments for which no contribution can be sought and developments for which consent has already been issued;
- from the above, determine if there is any spare capacity for future development;
- determine the additional community facilities and land requirements, if any, needed to service the future development being considered.

A report was also prepared by Council's Strategic Planning Department to review the Strategic Social Planning Framework and Guidelines used by Council in the planning, provision and development of community facilities. The report titled *Guidelines for the Planning and Provision of Community Facilities in Wyong Shire* (July 2002) (D02226844) recommends the following baseline provision standards:

Table 28 Community Facilities Standards

	m ² Per Person	Area Required for 1m ² of Building
Community facility floor space	0.282	
Community facility land	1.76	6.24

Note: Standards from Guidelines for the Planning & Provision of Community Facilities in Wyong Shire - Amended July 2002 - D02226844

Where these standards are applied to the *committed projected population* for Warnervale District the following sizing of community facilities should be provided.

Table 29 Application of Community Facilities Standards

Community Facilities Standard	Approx GFA (m ²)	Units
Community Facility GFA standard per person	0.282	m2
Approximate future population of Warnervale District	34,200	persons
GFA required to meet the Community Facility GFA standard	9,644	m2
Area of land per person on which to site community facilities	1.71	m2
Community Facilities land required to meet the standard	58,482	m ²

While some community facilities have nominally been categorised as "local" and "district" facilities in the past, the reality is that this type of distinction is somewhat artificial having regard to the size of the Warnervale District, and the proximity and accessibility of existing and proposed facilities to the existing and

future residences of the District. It is thus reasonable for the provision of all community facilities to be sized and apportioned having regard to the committed projected population of the Warnervale District.

The total Gross Floor Area (GFA) of community facilities planned for the *committed projected population* for the Warnervale District will meet only 64.3% of this standard as per the table below i.e. there is a shortfall 35.7% shortfall. The total land area on which the proposed facility will be sited is significantly below the specified standard for a number of reasons, including that one facility has been co-located with a school. The future planned facilities will likely be co-located with other community or recreational facilities to enable shared car parking etc.

Table 30 Proposed Warnervale District Community Facilities

Community Facilities to be funded under this Plan	Details	Existing GFA m ²	Planned GFA m ²	Total GFA m ²	Land Area m ²
CF1 Wadalba Community Centre	On Wadalba Community School - Completed 2000	400		400	Nil
CF3 - Hamlyn Terrace Community Centre	Completed 2010-11 - Official Opening 26/5/2012	380		380	2,500
CF5 Additional District Facilities	Multi-purpose centre incorporating arts and culture space, youth space, space for children, family, active and healthy lifestyle programs		1,020	1,020	6,366
CF6 Warnervale Smart Hub (District)	Centre includes library, smart hub/technology centre		4,000	4,000	2,133
CF8 Additional Local Community Centre	Multi-purpoe Centre in South & East Wadalba Central	400		400	
GFA of COMMUNITY FACILITIES TO BE FUNDED UNDER THIS PLAN (m²)		1,180	5,020	6,200	10,999
% of GFA standard met by proposed facilities				64.3%	18.8%
Provision Rate per person				0.181	0.322

Apportionment of the District Community Facilities

Whereas it was previously proposed to provide a single district facility within the Warnervale Town Centre, it is now planned to provide 2 facilities comprising the Smart Hub on the Education Site and a district multi-purpose community facility either within the Warnervale Town Centre or co-located with the proposed district playing fields. Having regard to the existing community facilities within the WWAHT and the planned local community facilities in South and East Wadalba that will be funded by development in these respective areas, it is appropriate for these areas to contribute less to the District Facilities. **Table 31** provides the rationale for the apportionment of District Community Facilities.

Table 31 Apportionment of Warnervale Community Hub

Development Areas	Projected Population	% of Population	Gross Floor Area				% Apportioned Costs	Indexed Land Cost	Indexed Construction Costs	Total
			Total Community facilities To meet Standard at 64.3% m2	Existing Local Community Facilities m2	Planned Local Community facilities m2	GFA of District Community Facilities apportioned to Development Areas m2				
WWAHT	18,100	52.9%	3,281	780		2,501	49.8%	\$506,643	\$9,965,285	\$10,471,928
7A Precinct	6,000	17.5%	1,088			1,088	21.7%	\$220,321	\$4,333,543	\$4,553,864
WTC	2,900	8.5%	526			526	10.5%	\$106,488	\$2,094,546	\$2,201,034
Future Development Areas In Greater Warnervale District	7,200	21.1%	1,305		400	905	18.0%	\$183,364	\$3,606,626	\$3,789,990
TOTAL	34,200	100.0%	6,200			5,020	100.0%	\$1,016,815	\$20,000,000	\$21,016,815

Indoor Recreation Centre

Council has identified the need to provide an Indoor Recreation Centre within the Greater Warnervale District to provide prospective residents with the ability to satisfy a range of passive and active recreational needs, as well as leisure needs with a recreational focus within a structured and non-structured format.

The principal components of the proposed Indoor Recreation Centre are aquatic facilities and indoor sports courts.

A catchment population of up to 70,000 is required to service a substantial aquatic centre based around a 50m indoor pool. A lower population is required to service an aquatic facility based around a 25 metre indoor pool. It is important that aquatic facilities are appropriately sized to meet the demands of the catchment population to minimise the annual running costs that are required to be subsidised by Council.

Conversely, aquatic and indoor sports facilities need to contain a wide range of leisure opportunities to maintain high levels of patronage and thus viability.

CGP Management Pty Ltd, in its report "*Warnervale Indoor Aquatic and Recreation Centre 2005*", concluded that a minimum population of 32,000 in the wider Warnervale area would be needed to support the provision of an indoor recreation centre based around a 25 metre pool and 2 sports courts.

The design details and component costs of the Indoor Recreation Centre recommended by CGP Management Pty Ltd is provided below:

Table 32 Recreation Centre Costs

Description	Additional Components	2005 Costs	Indexed Costs	Total Cost funded by S94 Contributions
			Mar-14	Mar-14
25m x 20m pool, separate leisure pool, warm water/programme pool,	Includes: outdoor water play, gymnasium, gymnastics room, pool store, creche, meeting rooms, outdoor creche play area, dry play facilities (outdoor), wet & dry toilets & change area, social & active garden areas, admin, staff, first aid, café & plant areas.	\$17,890,000	\$22,490,281	\$22,490,281
2 indoor sports courts + an extra court/multipurpose hall		\$4,350,000	\$5,468,570	\$5,468,570
			\$0	
Additional components (not included)	50 m outdoor pool	\$3,210,480	\$4,036,031	
	Commercial Kitchen	\$873,251	\$1,097,801	
	Spa Sauna	\$540,929	\$680,025	
	Outdoor courts	\$346,732	\$435,892	
	Outdoor Play Area	\$385,258	\$484,324	
	Climbing wall	\$192,629	\$242,162	
	Lazy River	\$898,934	\$1,130,088	
Total Cost		\$28,688,213	\$36,065,174	\$27,958,851

It is noted that the additional components in the above table are for information only and are not presently planned to be funded by Section 94 contributions.

Notwithstanding the conclusion by CGP Management Pty Ltd about the proposed *Indoor Recreation Centre* being suitable for a catchment population, it is considered that the Centre should be apportioned over a larger *potential projected population* that includes the projected population of the proposed residential release areas under the North Wyong Shire Structure Plan as per **Table 33** below:

Table 33 Apportionment of Recreation Centre

	Projected Population	% of Population	Land Area ha	Land Costs Mar-14	Building Costs Mar-14	Total Mar-14
WWAHT	18,100	39.6%	1.19	\$816,951	\$11,073,418	\$11,890,369
WTC	3,000	6.6%	0.20	\$135,406	\$1,835,373	\$1,970,779
7A Precinct	5,000	10.9%	0.33	\$225,677	\$3,058,955	\$3,284,632
Potential future release areas	7,200	15.8%	0.47	\$324,975	\$4,404,896	\$4,729,871
North Wyong Shire Structure Plan Releases	12,400	27.1%	0.81	\$559,679	\$7,586,209	\$8,145,888
TOTAL	45,700	100%	3.00	\$2,062,689	\$27,958,851	\$30,021,540

Staging

To date significant investment through the pooling of contributions monies has been made in playing fields in preference to the provision of community facilities. To date, only two of the planned community facilities have been provided.

The proposed Smart Hub has been identified as a priority and will likely commenced in the next 3 year. The additional District Facility and the Indoor Recreation Centre will not be provided until a substantial part of the Warnervale Town Centre and Precinct 7A has been developed.

Adjoining Areas

There are areas within the District that are currently zoned for rural purposes that are identified for investigation for the suitability for urban development. Notwithstanding the current rural zoning, some forms of residential development are permitted under the Wyong LEP and State Environmental Planning Policies.

It is considered that a similar provision of community facilities will ultimately be planned and provided in these areas as that which has been planned, and is being provided and planned for in the existing release areas.

In these circumstances, a contribution equivalent to that which is applied to the Precinct 7A will be applied to all development in the balance of the District. This represents an equivalent contribution towards district facilities that is required for the existing release areas.

Where a compatibility certificate is obtained for any residential development within the Greater Warnervale District that is outside the WWAHT, a contribution equivalent to that which is applied to the WWAHT will also be applied.

Works Schedule

Schedules showing an estimate of the cost and staging of open space and community facilities to be delivered under this strategy plan are shown in **Section 6** of this Plan.

4.2.3 Calculation of Open Space and Community Facilities Contributions

Open space and community facilities contributions within the Warnervale District will be determined by the Development Unit (DU) in accordance with the following formula:

$$\text{Contribution Rate}_{\text{DU}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{DU}_{\text{total}}}$$

$$\text{Contrib}_{\text{dev}} (\$) = \text{Contribution Rate}_{\text{DU}} (\$) \times \text{DU}_{\text{number}}$$

Where:

Contribution Rate_{DU} is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities per development unit.

Cost_{total} is the total cost of providing open space land, open space embellishment, community facilities land and community facilities for the existing and future residents of the particular catchment.

DU_{total} is the total projected population dwelling units (DU) within the particular catchment.

Contrib_{dev} is the total contribution payable for open space land, open space embellishment, community facilities land and community facilities for every development unit (DU) that is proposed to be developed.

DU_{number} the total development units in a development based on **Table 14** in Section 3.

Determining Number of Development Units

Table 34 shall be used as a guide for determining the number of Development Units in a residential development for the purpose of calculating open space and community facilities contributions. A DU is defined by reference to a vacant residential allotment or a 4 bedroom dwelling.

Table 34 Development Unit Ratio for different types of Residential Uses

Accommodation Type	Bedrooms / habitable Rooms	Limitations	Assumed Occupancy Rate	No. of Development Units
Hostel Bed	nil	Domatory Style accommodation Minumum 4 beds to a room	0.45	0.15
Boarding House Room	1	maximum 1 habitable room, maximum 20m ² , only common kitchen facilities	0.78	0.26
Motel Suite	1			
Hotel Room	1			
Short term caravan site	1			
Secondary Dwelling	1 to 2	Dwellings less than 60m ² GFA	1.05	0.35
Private* self-contained dwelling and infill self-care housing as defined by SEPP – Housing for Seniors				
Long term caravan site				
Dual Occupancy / Villa / Townhous/ Apartments / Self-contained tourist accommodation & alike	1.00	maximum approx 80m ² GFA	1.30	0.43
	2.00	maximum approx 120m ² GFA	1.70	0.57
	3.00	maximums approx 160m ² GFA	2.50	0.83
	4.00	maximum approx 200m ² GFA	3.00	1.00
	5.00	maximum approx 200m ² GFA + 20 m ² GFA for each additional room	0.5 person per room	Proportional

Open Space and Community Facilities Contributions

Table 35 applies the formula above to calculate the DU contribution rate for open space land, open space embellishment, community facilities land and community facility works.

Table 35 Summary of Open Space and Community Facilities Contributions

Contribution Type	Total Indexed Cost of Works	Estimated DUs	Indexed Cost per DU
	Mar-14		Mar-14
WWAHT Open Space Land	\$18,514,334	6,028	\$3,071
WWAHT Open Space Embellishment	\$28,394,442	6,028	\$4,710
WWAHT Community Facilities Land	\$1,420,454	6,028	\$236
WWAHT Community Facilities Works	\$23,362,089	6,028	\$3,875
TOTAL	\$71,691,319		\$11,892
Precinct 7A Open Space Land	\$6,607,149	2,308	\$2,863
Precinct 7A Open Space Embellishment	\$8,179,075	2,308	\$3,545
Precinct 7A Community Facilities Land	\$322,714	2,308	\$140
Precinct 7A Community Facilities Works	\$7,933,395	2,308	\$3,438
TOTAL	\$23,042,332		\$9,986
WTC Open Space Land	\$4,287,819	1,142	\$3,754.95
WTC Open Space Embellishment	\$5,690,571	1,142	\$4,983.37
WTC Community Facilities Land	\$155,978	1,142	\$136.59
WTC Community Facilities Works	\$3,834,474	1,142	\$3,357.94
TOTAL	\$13,968,843		\$12,233
Balance of Warnervale District Open Space Land	Same level as Precinct 7A	2,400	\$2,863
Balance of Warnervale District Open Space Embellishment		2,400	\$3,545
Balance of Warnervale District Community Facilities Land	Same level as Precinct 7A	2,400	\$140
Balance of Warnervale District Community Facilities Works		2,400	\$3,438
TOTAL			\$9,986

Table 36 to 39 provide a cost according to the size of dwellings.

Table 36 WWAHT Open Space and Community Facilities Contributions

Dwelling Size	Assumed Occupancy Rate	DU's	Contribution Rates				TOTAL
			Open Space Land	Open Space Embellishment	Community Facilities	Community Facilities Works	
			Mar-14	Mar-14	Mar-14	Mar-14	
Secondary Dwelling	1.05	0.35	\$1,075	\$1,649	\$82	\$1,356	\$4,163
1 bedroom residential dwelling/unit	1.30	0.43	\$1,331	\$2,041	\$102	\$1,679	\$5,154
2 bedroom residential dwelling/unit	1.70	0.57	\$1,740	\$2,669	\$134	\$2,196	\$6,740
3 bedroom residential dwelling/unit	2.50	0.83	\$2,559	\$3,925	\$196	\$3,230	\$9,911
4 bedroom residential dwelling/unit/ residential allotment	3.00	1.00	\$3,071	\$4,710	\$236	\$3,875	\$11,892
5 or more bedroom residential dwelling/unit	plus 0.5 person per each additional habitable room/ bedroom in excess of 4	Proportional	Proportional	Proportional	Proportional	Proportional	

Table 38 Precinct 7A & Remainder of Warnervale District Open Space and Community Facilities Contributions

Dwelling Size Precinct 7A & Remainder of Warnervale District	Assumed Occupancy Rate	DU's	Contribution Rates				TOTAL
			Open Space Land	Open Space Embellishment	Community Facilities	Community Facilities Works	
			Mar-14	Jan-00	Jan-00	Mar-14	
Secondary Dwelling	0.00	0.35	\$1,002	\$1,241	\$49	\$1,203	\$3,495
1 bedroom residential dwelling/unit	1.30	0.43	\$1,241	\$1,536	\$61	\$1,490	\$4,328
2 bedroom residential dwelling/unit	1.70	0.57	\$1,623	\$2,009	\$79	\$1,948	\$5,659
3 bedroom residential dwelling/unit	2.50	0.83	\$2,386	\$2,954	\$117	\$2,865	\$8,322
4 bedroom residential dwelling/unit/ residential allotment	3.00	1.00	\$2,863	\$3,545	\$140	\$3,438	\$9,986
5 or more bedroom residential dwelling/unit	plus 0.5 person per each additional habitable room/ bedroom in excess of 4	Proportional	Proportional	Proportional	Proportional	Proportional	

Table 39 WTC Open Space and Community Facilities Contributions

Dwelling Size	Assumed Occupancy Rate	DU's	Contribution Rates				TOTAL
			Open Space Land	Open Space Embellishment	Community Facilities	Community Facilities Works	
			Mar-14	Jan-00	Jan-00	Mar-14	
Secondary Dwelling	0.00	0.35	\$1,314	\$1,744	\$48	\$1,175	\$4,282
1 bedroom residential dwelling/unit	1.30	0.43	\$1,627	\$2,159	\$59	\$1,455	\$5,301
2 bedroom residential dwelling/unit	1.70	0.57	\$2,128	\$2,824	\$77	\$1,903	\$6,933
3 bedroom residential dwelling/unit	2.50	0.83	\$3,129	\$4,153	\$114	\$2,798	\$10,195
4 bedroom residential dwelling/unit/ residential allotment	3.00	1.00	\$3,755	\$4,983	\$137	\$3,358	\$12,233
5 or more bedroom residential dwelling/unit		Proportional	Proportional	Proportional	Proportional	Proportional	

Open Space and Community Facilities Catchments

The catchment areas within which open space and community facilities contributions are payable are illustrated in **Figure 3** in Section 5.

4.3 Roads, Traffic Management and Bus Facilities Strategy

4.3.1 Background

The road network in the Warnervale District was originally designed, constructed, augmented and maintained to serve a rural population up until the mid-1990's when the area was identified for urban expansion.

The transformation of the area from a rural district to an urbanised area will eventually result in approximately 138,000 additional daily vehicle trips.

Without investment in roads and intersection upgrades the projected additional traffic from the projected development of in the Warnervale District will reduce the safe and efficient operation of the existing road network.

Development in the Warnervale District has, and will continue to, require a significant investment in the road network in terms of:

- new intersections and upgrades to existing intersections;
- new and upgraded road links that meet the needs of the release area as a whole (i.e. only the extra pavement width attributable to higher order roads is to be funded via development contributions);
- new facilities for public transport (bus facilities).

The approach to establishing road and intersection requirements for this area has been:

- identify existing road hierarchy and traffic flows;
- predict future road hierarchy and traffic flows generated by all development including the proposed development in the plan area;
- identify road and intersection improvements necessary to cater for these predicted flows;
- identify additional road and intersection improvements necessary to cater for these predicted flows; and
- apportion the costs of improvements based on assessed daily vehicle trips by different land use types and by development precinct.

Road Catchments

Fifteen road catchments have been identified within the Greater Warnervale District as discrete development areas, which will have differing impacts on different parts of the road network. Each catchment will be required to contribute to each road and intersection work that it impacts on in terms of its total projected Daily Vehicle Trips (DVT) (as a proportion of the total projected DVT from all catchments that impacts each work).

Figure 5 showing the location of the roads catchments is provided in Section 5.

Works Schedule

Schedules showing an estimate of the cost and staging of road works to be delivered under this Plan are shown in **Section 6**.

The works in the Works Schedule comprise of:

- The cost of upgrading intersections, particularly the larger ones which are likely to be undertaken by Council and/or the NSW Roads and Marine Service.
- The cost of upgrading existing local collector roads with the widening of the pavement width and the road reserve to facilitate traffic flows, permit bus routes, provide parking lanes and adjoining cycleways. Much of this work will be undertaken by developers as part of the development of their development sites. The cost of these upgrade works are estimates that may, or may not, reflect the final construction costs. There will be instances where the final construction cost exceeds the cost estimate in the plan, and this portion of the costs will be borne by the developer. The purpose of including works in the plan is to recognise that the adjoining developer should not have to pay the full cost of the work when the traffic from other developments that have no frontage to such works are or will generate the need for the higher road and pedestrian standards. Thus, the Plan seeks to provide some apportionment and relief from the cost of providing the full cost of the higher standard required.
- The cost of works that have already been completed in advance of development that provides additional capacity in the road system.

All other road reserves identified in adopted Development Control Plans shall be dedicated free of cost.

4.3.2 Calculation of the Contribution Rate

Contributions will be collected from all residential and non-residential development in the Warnervale District toward roads, traffic management and bus facilities identified under this Plan.

The cost of the roads contribution is based on trip generation, which is used to calculate the roads contribution on a Trip Cost, Net Developable Area (NDA) or Development Unit (DU) basis depending on the area and the development proposed.

The total quantum of contributions depends on the road catchment the development is located in, the type of development, and traffic generating characteristics of that type of development.

Contributions will be payable on a DU basis for all residential development in the WWAHT. Contributions will be payable on a NDA basis for industrial subdivision within the Wyong Industrial Park. Contributions for other developments will be based on the number of daily vehicle trips (DVTs) generated.

Council will decide on the method of collection in consultation with **Table 40**.

The following section provides the formulas that demonstrate how the contributions are calculated by each method.

Daily Vehicle Trip Cost Method

The determination of the roads contribution based on the cost of each DVT for each road catchment and its application to a particular development is calculated via the follows series of formulas:

$$\mathbf{Cost_{catchX-workA} (\$)} = \mathbf{Cost_{workA} (\$)} \times \frac{\mathbf{Trips_{catchX-workA}}}{\mathbf{Total Trips_{catchXYZ-workA}}}$$

Where:

Cost_{catchX-workA} is the cost attributable to a particular roads catchment for a particular work.

Cost_{workA} is the total cost of the particular road work

Trips_{catchX workA} - is the total projected DVTs attributable to a particular roads catchment for a particular work

Total Trips_{catchXYZ-workA} is the total projected DVTs of all the catchments for which a particular work is attributable to.

The total cost of all works attributable to a particular road catchment can be expressed as the sum of all the proportional costs of all the road works attributable to a particular road catchment:

$$\mathbf{Total Cost_{catchX-all works}(\$)} = \left(\mathbf{Cost_{catch x-workA}} \right) + \left(\mathbf{Cost_{catch x-workB}} \right) + \mathbf{Etc}$$

Where:

Total Cost_{catchX-all works} is the total cost of all works attributable to a particular roads catchment.

Cost_{catch x-workA} is the cost attributable to a particular road catchment for work A.

Cost_{catch x-workB} is the cost attributable to a particular road catchment for work B.

Etc – is the cost attributable to a particular road catchment of all remaining work.

The determination of the trip cost for each roads catchment is as follows:

$$\mathbf{Trip Cost_{catchX} (\$)} = \frac{\mathbf{Total Cost_{catchX-all works} (\$)}}{\mathbf{Total Trips_{catchX}}}$$

Where:

Trip Cost_{catchX} is the cost of each DVT for a particular road catchment

Total Cost_{catchX-all works} is the total cost of all works attributable to a particular roads catchment.

Total Trips_{catchx} is the total projected DVTs attributable to a particular roads catchment

The determination of the roads contribution based on the trip cost that is payable for a particular development is as follows:

$$\mathbf{Contrib}_{\text{dev-catchX}}(\$) = \mathbf{Trip Cost}_{\text{catchX}}(\$) \times \mathbf{Trips}_{\text{dev}}$$

Where:

Contrib_{dev-catchX} is the total roads contribution for a proposed development located in a particular catchment

Trip Cost_{catchX} is the total contribution per DVT for the roads catchment that the proposed development is located in a particular catchment

Trips_{dev} is the additional DVT generated by the proposed development

Net Developable Area Method

The determination of the NDA rate for a road catchment and the application to a particular development is as follows:

$$\mathbf{Contrib}_{\text{nda-catchX}}(\$) = \frac{\mathbf{Total Cost}_{\text{catchX-all works}}(\$)}{\mathbf{NDA}_{\text{catchX}}}$$

Where:

Contrib_{nda-catchX} is the total roads contribution payable within a particular roads catchment for every hectare of net developable area that is developed

Total Cost_{catchX-all works} is the total cost of all works attributable to the particular roads catchment.

NDA_{catchX} is the total Net developable area within the particular catchment

The determination of the roads contribution based on the NDA that is payable for a particular development is as follows:

$$\mathbf{Contrib}_{\text{dev-catchX}} = \frac{\mathbf{Contrib}_{\text{nda-catchX}}}{(\$)} \times \mathbf{Area}_{\text{dev}}$$

Where:

Contrib_{dev-catchX} is the total roads contribution for a proposed development

Contrib_{nda-catchX} is the total roads contribution payable for every hectare of net developable area that is developed in the roads catchment within which the development is located

Area_{dev} is the area proposed to be developed in hectares

Development Unit Method

The determination of the DU rate for residential development is as follows:

$$\text{Contrib}_{\text{dev-DU}} = \frac{\text{Trip Cost}_{\text{catchX}}}{(\$)} \times \text{DU}_{\text{number}}$$

Where:

Contrib_{dev-DU} is the total roads contribution payable for a particular development

Trip Cost_{catchX} is the cost of each DVT for the road catchment within which the proposed development is located

DU_{number} the total development units that are proposed by a particular development

Table 40 applies the formulas above to calculate the contribution rates on the basis of DVT, NDA or DU for each road catchment.

Table 40 Roads Contributions Rates for the Greater Warnervale District

APPLICATION DETAILS			Catchment Details				DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Total Projected DVTs for Catchment	Total Apportioned Cost to Catchment	% of Total Cost	Cost per projected DVT	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
				Mar-14			Mar-14	Mar-14	
Wadalba, Woongarrah & Hamlyn Terrace (WWAHT) Precincts 7b, 8a & 8b		TOTAL CATCHMENT	51,833	\$65,916,795	36.1%	\$1,272			
		Residential Development					n/a	\$9,411	n/a
		Non-residential developments					\$1,272	n/a	n/a
Precinct 7A -		TOTAL CATCHMENT	15,582	\$28,297,022	15.5%	\$1,816			
		Residential					n/a	\$13,439	n/a
	All Zones	Non-residential developments					\$1,816	n/a	n/a
Warnervale Town Centre		TOTAL CATCHMENT	18,663	\$27,807,614	15.2%	\$1,490			
	Precincts 1,2,3,4 & 7b (Zoned R1)	Residential					n/a	\$11,026	n/a
	Precinct 5, 6a, 6b & 7a (Zoned B2 & B4)	Residential					n/a	\$11,026	n/a
	All zones	Non-residential developments					\$1,490	n/a	n/a
Wadalba 8B ¹ & 8C		TOTAL CATCHMENT	14,752	\$9,183,174	5.0%	\$623			
		Residential					n/a	\$4,607	n/a
	All Zones	All other development					\$623	n/a	n/a
North Wyong Industrial		TOTAL CATCHMENT	10,959	\$5,398,773	3.0%	\$493			
		Industrial Subdivision of Greenfield areas					n/a	n/a	\$73,897
	All Zones	Additional Development					\$493	n/a	n/a
Employment Corridor		TOTAL CATCHMENT	4,945	\$3,089,256	1.7%	\$625			
		All developments					\$625	n/a	n/a

APPLICATION DETAILS			Catchment Details				DVT Cost Based Contributions		Area Based Contributions
CATCHMENT	APPLICATION	DEVELOPMENT TYPE	Total Projected DVTs for Catchment	Total Apportioned Cost to Catchment	% of Total Cost	Cost per projected DVT	Cost per DVT	Cost per Development Unit (DU) - per 4 bedroom dwelling	Contribution rate per ha
							Non-residential developments	Residential unit developments (based on 7.4 trips per 4 bedroom dwell.) 7.40	Specific Residential and Industrial subdivision
				Mar-14		Mar-14	Mar-14	Mar-14	Mar-14
Mackillop Catholic College		TOTAL CATCHMENT	790	\$464,556	0.3%	\$588			
		All developments					\$588	n/a	n/a
GP Super Clinic		TOTAL CATCHMENT	2,170	\$1,616,951	0.9%	\$745			
		All developments					\$745	n/a	n/a
WEZ - Mountain Rd Precinct		TOTAL CATCHMENT	5,764	\$20,379,333	11.1%	\$3,536			
		Industrial subdivision / developments					n/a	n/a	\$203,305
		Additional developments					\$3,536	n/a	n/a
WEZ - South & West		TOTAL CATCHMENT	2,341	\$6,179,214	3.4%	\$2,639			
		Industrial subdivision / developments					n/a	n/a	\$151,749
		Alternative developments					\$2,639	n/a	n/a
PRECINCT 14		TOTAL CATCHMENT	1,725	\$4,318,102	2.4%	\$2,503			
		Industrial subdivision / developments					n/a	n/a	\$62,578
		Alternative developments					\$2,503	n/a	n/a
Warnervale Education Site		TOTAL CATCHMENT	1,820	\$1,823,410	1.0%	\$1,002			
		Industrial subdivision / developments					n/a	n/a	\$111,184
		Alternative developments					\$1,002	n/a	n/a
BRUCE CRESCENT		TOTAL CATCHMENT	10,803	\$8,069,135	4.4%	\$747			
		residential subdivision					n/a	n/a	\$82,912
		Industrial subdivision / development					n/a	n/a	\$42,950
		Alternative developments					\$747	n/a	n/a
GRAMMAR SCHOOL		TOTAL CATCHMENT	612	\$235,135	0.1%	\$384			
							\$384	n/a	n/a
SUB TOTAL			142,758	182,778,470	100%				

4.3.3 Vehicle Trips for Different Land Uses

Residential DVTs

The following table shall be the means of determining trip generation for residential development based on the size of dwellings.

Table 41 Road Contribution for Residential Development by Residential Type & Bedroom Size

Residential Development Type	Assumed Daily Vehicle Trips	DU Rate	Source
Hostel bed	1.4	0.19	Assumes 66% of a boarding House Room
Housing for Seniors	2.1	0.28	Technical Direction TDT 2013/04a(NSW Transport) August 2013.
Boarding House room	2.1	0.28	Same as for Housing for Seniors
Secondary Dwelling	2.5	0.34	Technical Direction TDT 2013/04a(NSW Transport) August 2013.
Motel Room	3	0.41	RTA Guide to Traffic Generation Developments Version 2.2 -October 2002
1 bedroom unit/dwelling	4	0.54	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 4-5 DVT for Small Units
2 bedroom unit/dwelling	5	0.68	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 4-5 DVT for Small Units
3 bedroom unit/dwelling	6	0.81	Adapted from the RTA Guide to Traffic Generation Developments Version 2.2 -October 2002 i.e. 5-6.5 DVT for Large Units
4 bedroom unit / dwelling / residential allotment	7.4	1.00	Adapted from Technical Direction TDT 2013/04a(NSW Transport) August 2013.
5 bedroom unit	8.4	1.14	assuming one addition vechicle for the 5 bedroom
Larger units / Dwellings to be determined on a proportional basis			

Non-Residential DVTs

The method for determining the number of non-residential daily trips shall be by reference to the current Roads and Maritime Services "Guide to Traffic Generating Developments".

Table 42 summarises the method for calculating the DVTs for non-residential developments under this Guide.

Table 43 provides additional guidelines from other sources that can be used for landuses that are not covered in the "Guide to Traffic Generating Developments".

Where a development type is not listed or there are other peculiarities for a traffic perspective, the daily trip generation shall be determined by Council having regards to the standards applicable to like uses and/or other substantive research.

Table 42 Land Use Trip Generation Rates

Development Type	Average Daily Vehicle Trips	Unit
Motels	3	Per unit
Office & Commercial	10	100 m ² GLFA
Shopping Centre 1-10,000 m ²	121	100 m ² GLFA
10,000-20,000 m ²	78	100 m ² GLFA
20,000-30,000 m ²	63	100 m ² GLFA
30,000-40,000 m ²	50	100 m ² GLFA
Motor showrooms	0.7	100 m ² site area
Car Tyre Retail Outlets	10	100 m ² Site area
Markets	18	per stall
Recreation - Tennis	45	Court
Recreation - Gymnasium	45	100 m ² GFA
Restaurant	60	100 m ² GFA
Road Transport Terminal	5	100 m ² GFA
Factories covered by light industry	5	100 m ² GFA
Warehouses	4	100 m ² GFA

Source: RTA Guide to Traffic Generation Developments
Version 2.2 -October 2002

Table 43 Land Use Trip Generation Rates

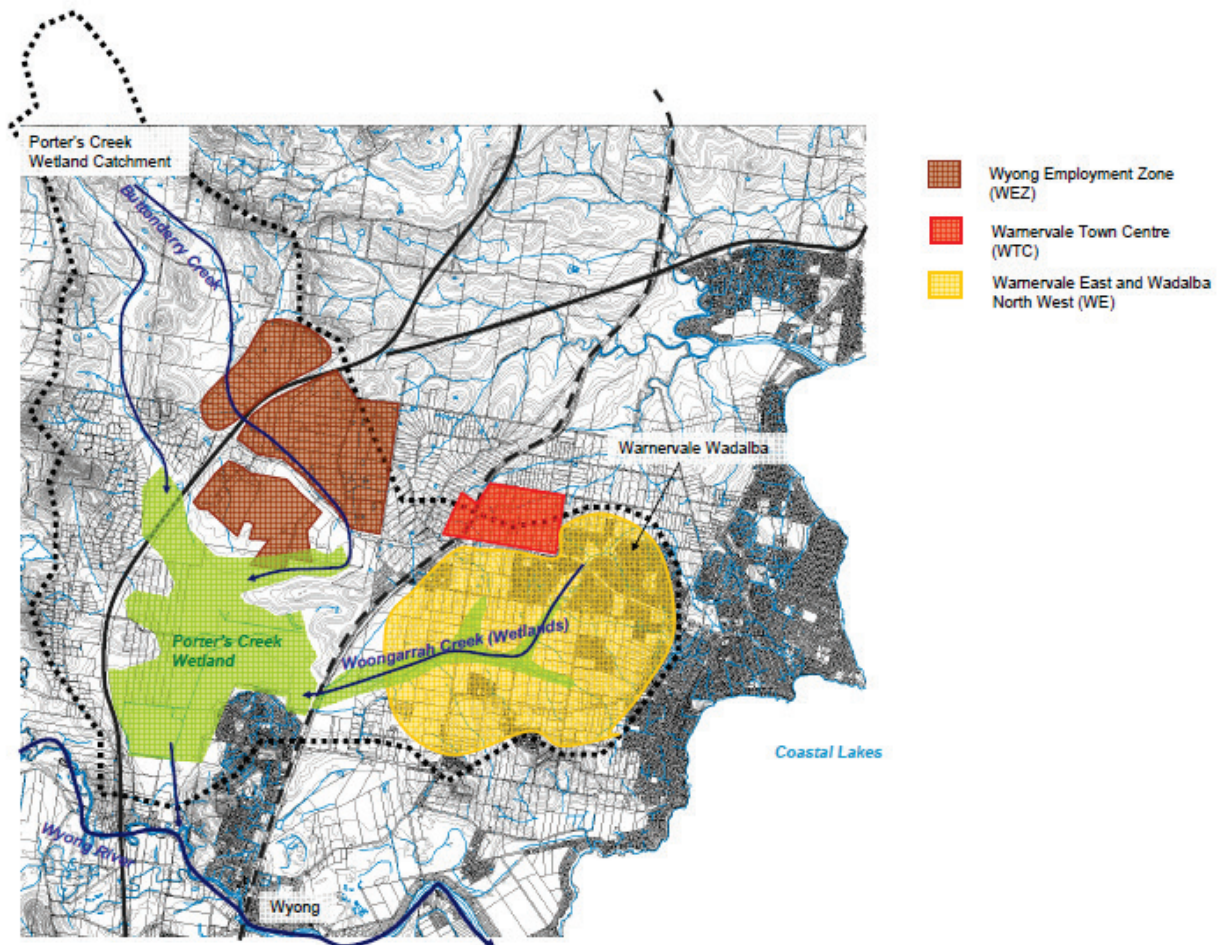
Development Type	Average Daily Vehicle Trips	Unit
Primary school	1.4	Enrolment
High school	1.4	Enrolment
TAFE college	1.8	Enrolment
Taverns, hotels	110	100 m ² GLFA
Fast food not included in shopping centre	60	100 m ² GLFA
Retail market	20	100 m ² GLFA
Recreation - Squash	45	Court
Hospitality facilities	50	100 m ² GLFA
Licensed clubs	100	100 m ² GLFA
Motor showrooms	5	100 m ² GLFA
General heavy industry	1.5	100 m ² GLFA
Mixed industrial park/Business Parks	7.83	100 m ² GLFA
Garden centre not included in Shopping Centre	40	100 m ² retail area
Hardware not included in shopping centre	80	100 m ² GLFA
Mixed retail showroom	40	100 m ² GLFA
Furniture showroom	10	100 m ² GLFA
Major Offices (including government)	12	100 m ² GLFA
Medical centres & dentists	50	100 m ² GLFA
Doctor's surgery	50	100 m ² GLFA
Source: Other Traffic Sources		

4.5 Drainage & Water Quality

4.4.1 Overview

The majority of the area identified as the Greater Warnevale District is within the Porters Creek Drainage Catchment, where runoff flows into the Porters Creek Wetland with overflows continuing into the Wyong River (see **Figure 3** below). The WWAHT, Precinct 7A (shown as Warnervale East and Warnervale North West in figure), the Warnervale Town Centre, the Wyong Employment Zone are all located in this catchment.

Figure 3 Porters Creek Catchment



Source: Warnervale Wadalba IWCM Strategy 2008

Note: WWAHT & Precinct 7A are shown as Warnervale East & Warnervale North West.

As rural areas are developed for urban purposes there is an increase in the areas of impervious surfaces and a converse decline of the surface areas where surface water can infiltrate. The process of urbanization increases both the volumes and velocity of rainwater runoff, which can impact on stream levels and water quality. Water quality from urban areas is also impacted by organic matter and chemicals that can change the chemical composition of water that can alter the natural biological processes and characteristics of water.

The original strategy for addressing stormwater and water quality in the Warnervale District relied on identifying a program of works for culvert upgrades, drainage channel treatments and water quality treatment facilities. The proposed treatment of drainage channels at this time included the "hard engineering" approach to water management that involved piping and the formalization of drainage channel with "end of pipe" treatment solutions. The water quality treatment under the previous stormwater management strategy was to provide a series of treatment facilities at strategic downstream locations in the various sub-catchments as per the Warnervale Wetlands Concept Design Report (Kinhill 2000) and the subsequent 2002 Revision.

A number of factors contributed to the realization that changes were required to the original approach to stormwater management including:

1. impacts of urban stormwater flows on the environmental health of the Porters Creek Wetland;
2. significant philosophical changes in the Engineering Industry to stormwater management;
3. the need to address stormwater on a catchment wide basis, at a time when consideration was being given to the potential for development of the Warnervale Town Centre and the Wyong Employment Zone;
4. the opportunity to undertake stormwater harvesting to augment water supplies.

Porters Creek Wetland

The Porters Creek Wetland is the largest remaining freshwater wetland on the Central Coast and one of the last of its kind in NSW. Porters Creek Wetland contains large areas of Endangered Ecological Communities (EECs) and significant areas of habitat for a number of threatened species, which are protected under the *Threatened Species Conservation Act, 1995 (TSC Act)* and *Commonwealth Environment Protection and Biodiversity Act, 1999*.

Porters Creek Wetland was also recognised as a wetland of State significance when it was gazetted as a State Environmental Planning Policy No 14 - Coastal Wetland (SEPP 14 – Coastal Wetlands) in 1999. Council has a responsibility under the TSC Act and SEPP 14 – Coastal Wetlands to protect this wetland and to properly manage the effects of planned developments within its catchment.

Porters Creek Wetland is exhibiting signs of stress from altered drainage and hydrology from previously approved development within the Porters Creek catchment principally in the Greater Warnervale District. Impervious surfaces such as roads, roofs and car parks increase stormwater runoff, which poses a significant threat to the long-term viability of the wetland. Increased runoff from additional development in the catchment, if left unchecked, will result in loss of significant areas of EECs and the consequential reduction in habitat values and natural water quality treatment capacity.

Integrated Water Cycle Management (IWCM) Principals

Integrated Water Cycle Management (IWCM) and Water Sensitive Design (WSUD) is an approach to stormwater management that is directed towards urban development that promotes sustainable and integrated management of land and water resources, and incorporates best practice stormwater management, water conservation and environmental protection. It is directed to mitigating the impacts of stormwater and water quality at all parts of the runoff stream.

The main elements of the revised IWCM scheme as explained in the Ecological Engineering Report 2006 are:

Water quality requirements mainly provided by artificial wetlands, but also by allotment and streetscape works. These are designed to reduce the sediment and nutrient load from runoff entering the Porters Creek Wetland or before being diverted to the regional stormwater harvesting scheme. These elements are to be provided by Developers at no expense to Council.

Water diversion works consisting of storages, pump stations and pipelines designed to divert stormwater around Porters Creek Wetland to Wyong River. The discharge point into Wyong River is at the Wyong River Weir, which provides the options of discharging stormwater:

- either upstream of the weir for use in directly supplementing the town water supply,
- into the weir as an environmental flow substitution thereby indirectly supplementing the town water supply, or
- or downstream of the weir without contacting the town water supply.

Integrated Water Cycle Management (IWCM) Strategy

An Integrated Water Cycle Management (IWCM) Strategy was formulated in 2006 to mitigate impacts on the Porters Creek Wetland associated with the proposed development of the Warnervale Town Centre and the Wyong Employment Zone. The aim of the IWCM Strategy is to capture and treat urban runoff in accordance with the principals of IWCM, as well as to divert excess stormwater around the Porters Creek Wetland and into Wyong River. This evolved into what is now referred to as the "Porters Creek Stormwater Harvesting Scheme" or the "Regional Porters Creek Wetland IWCM Strategy".

Modelling shows that the IWCM Scheme would significantly contribute to maintaining the wetland in its pre-development condition. Construction of storage and treatment areas together with a piped diversion around the Porters Creek Wetland will also permit a valuable water resource to be tapped whilst permitting further development in the Porters Creek catchment to occur in a sustainable manner. This excess stormwater could also be used to directly or indirectly supplement the Gosford-Wyong potable water supply.

The aims of the original 2006 IWCM Scheme were amended by Council in 2009 to reflect a change in the operating parameters i.e. reduction in the required stormwater storage and pump rate. Certain elements of the scheme were also removed. Council adopted a revised Porters Creek Stormwater Harvesting scheme in February 2010 (Wyong Shire Council Report, 2010).

The cost estimate for the Porters Creek Stormwater Harvesting Scheme in 2011 was \$45.5 M of which \$26M was to be funded by future development contributions (D02520205) apportioned over future development in the Warnervale Town Centre, Precinct 7A and Wyong Employment Zone. It is clear that the cost of this scheme will have a significant impact on the development costs for subdivision and development.

This contributions plan is based on the scheme being modified to remove the water harvesting component. A review of the hydraulic modelling of the Porters Creek Catchment has commenced as the first step in the replacement of the Stormwater Harvesting Scheme with a Wetland Diversion Scheme. An interim cost of \$15M has been adopted for the purpose of levying contributions towards this lower cost scheme.

WWAHT

Prompted by the 2006 Integrated Water Cycle Management (IWCM) Strategy that focused on the WTC and WEZ, a comprehensive review of the stormwater management strategy for the balance of the Porters Creek Catchment comprising WWAHT and Precinct 7A was carried out in 2008. This review was undertaken by EDAW/AECOM/Storm Consulting and produced the report titled *Warnervale-Wadalba Integrated Water Cycle Management Section 94 (2008)*. This review revealed that although the previous water quality strategy based on the Kinhill 2000 report represented the best practice at the time that report was published, it is no longer consistent with contemporary stormwater design and did not support the Regional Porters Creek Wetland IWCM Strategy.

Central to the recommendations in this report was placing greater responsibility on developers to integrate water cycle management elements as part of subdivision design and domestic development (i.e. water tanks, infiltration areas etc).

The report provided a number of options for retrofitting the stormwater management in the WWAHT district including a strategy:

1. for pumping water via a network of pipes from retention basins at the downstream end of drainage sub-catchments to the Wyong River, or
2. for providing storage volumes to be included at the downstream end of the catchments, especially for stormwater for catchments A (W1), C1 (W4&W5), C2 (W6), E (W10), F (W12), G (W14), D1 (W23).

Given the cost of undertaking a full retrofitting of the stormwater management in the WWAHT district, which is substantially developed, the second approach (b. above) was adopted.

Further refinement of the IWCM Strategy for WWAHT was provided through the Precinct 7A IWCM Strategy (2012). Under this strategy, a central storage facility within Precinct 7A was designed to accommodate water from sub-catchments within WWAHT where treatment will be otherwise difficult due to existing development and/or environmental constraints.

The design of the central storage facility will address water quality and stormwater storage volumes for existing and proposed development within a number of local drainage catchments within both the WWAHT and precinct 7A. The central storage facility will thus replace a number of previously planned water quality facilities.

This plan will continue recouping monies spent on the water quality facilities provided for Catchments B2 & B3 and will continue collecting for the planned Catchment E facility. While new Greenfield developments throughout the WWAHT will need to address increased stormwater volumes and water quality in accordance with the IWCM principals, developments in catchments C3 and D3 will not be able to rely on the storage volumes and water quality opportunities associated with the proposed central water storage facility. Development in these catchments will need to achieve pre-development flows and water quality standards completely within their respective catchments.

The drainage and water quality management scheme for WWAHT is based on managing stormwater on a drainage sub-catchment basis. The drainage and water quality catchments are shown in **Figure 5** in Section 5.

Precinct 7A

This Plan imposes contributions for developments in Precinct 7A for:

- The cost of acquiring the floodplain on the southern side of Precinct 7A apportioned over the WWAHT, Precinct 7a and WTC.
- The cost of implementing a Porters Creek Diversion Scheme apportioned over the WTC, WEZ and Precinct 7A.

While the capacity with the Central Storage Facility is allocated in the Precinct 7A IWCM Strategy (2012), the decision to review the Stormwater Harvesting Scheme and the impact of the cumulative S94 contributions on the development costs in Precinct 7A have determined that water quality will be provided by individual developments until or unless other arrangements are adopted in response to the review.

Water Quality within Precinct 7A will need to be addressed on site using the principles outlined in the IWCM Strategy.

Warnervale Town Centre

This Plan imposes contribution for developments within the WTC based on identified works within each sub catchment apportioned over future identified development. The only works that development in the WTC will contribute to will be:

- The cost of acquiring the floodplain on the southern side of Precinct 7A apportioned over the WWAHT, Precinct 7A and WTC.
- The cost of implementing a Porters Creek Diversion Scheme apportioned over the WTC, WEZ and Precinct 7A.

WEZ & the Education Site

This Plan imposes contributions for developments within the WEZ and the Education Site for the apportioned cost of the \$15M Porters Creek Diversion Scheme.

All necessary drainage and water quality works within the WEZ will be further identified in a future Contributions Plan applying to that area.

All necessary drainage and water quality works within the Education Site will be provided by the developer of that site.

Works Schedule

Schedules showing an estimate of the cost of stormwater and water quality facilities to be delivered under this plan are shown in **Section 6** of this plan.

The location of drainage land and work are illustrated in **Figures 14 to 18**. The location of water quality works is illustrated in **Figure 19**.

Staging

Drainage and Water Quality Land - The acquisition of drainage and water quality land will generally occur when the land, on which it is located, is developed. A condition of the development consent will require such land to be dedicated.

The exception is drainage land identified as floodplain, where a deed of agreement is in place with an existing land owner for the acquisition of approximately 130 ha of the total 200 ha (approximate) upon the rezoning of Precinct 7A, which is the subject of Wyong Local Environmental Plan 2013. Other parts of the floodplain are likely to be acquired as the holdings, on which they are located, are developed.

Drainage channel works will largely be undertaken by developers when developing the land on which the drainage works are located on.

Drainage channel works for catchment A and B1 have been completed. Substantial sections of the remaining drainage channels still require completion, especially drainage channels in catchments C and drainage channels D1 & D2. It is proposed that Channel F will remain in a largely natural state and some restoration works will be required as development proceeds.

Culverts - Significant progress has been made in respect to the provision of the planned culverts with the completion of Mataram Road Culverts (dcB1 & dcB2), Warnervale Road Culvert (dcAB4) largely completed. The major culverts under the Pacific Highway have been completed except for those in Catchment D (dcD2 & dcD4), which will be required to be upgraded as part of the development of the adjoining lands. The balance of the other culverts will also be required to be upgraded as the development of adjoining lands proceeds.

The Minnesota Road Culvert (DcAD1) was completed in 2013. While the cost of this was previously apportioned a number of upstream drainage catchments, under this plan it has been included as part of the cost of the upgrade of Minnesota Road.

Water Quality Works – The Water Quality facility for Catchments B1 (wqB1) was completed by Council between February 2005 and March 2006. Water Quality facility for Catchments B2 (wqB2) was completed by the adjoining developers in two stages in 2005/6 & 2007/08.

A water quality facility for Catchment E W10 will be completed as development in the catchment nears completion. The completion of the central water storage facility will be completed in conjunction with the development in Precinct 7A.

4.4.2 How are Infrastructure Demands and Costs Apportioned?

Each development is to pay a contribution towards the provision of drainage and water quality facilities planned within the catchment it is located in. The cost of land purchases for drainage reserves and landscaping costs are also included. Where more than one catchment contributes to a downstream structure, the cost has been apportioned between contributing catchments.

All built development is considered as contributing to increased runoff and thus the apportionment of drainage and water quality costs is based on NDA, with a further apportionment undertaking for residential development for each drainage catchment on the basis of projected dwelling units.

Drainage and Water Quality contributions for industrial subdivision of the Wyong Industrial Park will be calculated on a NDA rate, with all other areas based on DU rate.

Net Developable Area Method

Contributions will be collected from the Wyong Industrial Park in respect of industrial subdivision toward the provision of drainage and water quality facilities.

The NDA rate for **drainage land & works and water quality land & works** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{nda}} (\$) = \frac{\text{Cost}_{\text{catchX}}}{\text{NDA}_{\text{total-Catch X}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{nda}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{nda} is the total contribution payable for drainage land, drainage works, water quality land and water quality works for every hectare of NDA that is proposed to be developed

Cost_{catchX} is the cost of providing for drainage land, drainage works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes for a particular catchment

NDA_{total-catchX} – the total NDA within a particular catchment for which contributions have been or will be levied in the future

Contrib_{total} is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

Area_{dev} is the NDA in hectares proposed to be developed.

The contribution rates for drainage and water quality for each catchment using the formula above are provided in the tables overleaf.

Table 44 NDA Contribution Rates for Drainage Land

Drainage Land			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
F2	\$198,846	5.21	\$38,148
G2 (existing consents)	\$166,041	18.90	\$8,787
G3 (no consents)	\$63,069	7.18	\$8,787
G4 (existing consent)	\$84,030	13.61	\$6,176
G5 (no consents)	\$39,824	6.45	\$6,176
Educational Site	\$0	16.32	\$0
WTC1	\$293,986	6.92	\$42,482
WTC2	\$43,488	7.04	\$6,176
WTC3	\$518,192	16.55	\$31,309
WTC4	\$19,594	3.17	\$6,176
WTC5	\$0	13.38	\$0
WTC6	\$0	4.30	\$0
WTC7	\$0	1.46	\$0
WEZ Mountain Rd			
WEZ South & West			
Precinct 14			
All Other Catchments	\$12,241,520	708.85	See DU rates
TOTAL	\$13,668,591	829.33	

Table 45 NDA Contribution Rates for Drainage Works

Drainage Works			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
F2	\$234,015	5.21	\$44,895
G2 (existing consents)	\$848,954	18.90	\$44,927
G3 (no consents)	\$322,464	7.18	\$44,927
G4 (existing consent)	\$491,540	13.61	\$36,129
G5 (no consents)	\$0	6.45	\$0
Educational Site	\$678,966	16.32	\$41,603
WTC1	\$509,965	6.92	\$73,692
WTC2	\$518,863	7.04	\$73,692
WTC3	\$688,575	16.55	\$41,603
WTC4	\$131,982	3.17	\$41,603
WTC5	\$0	13.38	\$0
WTC6	\$0	4.30	\$0
WTC7	\$0	1.46	\$0
WEZ Mountain Rd	\$4,170,317	100.24	\$41,603
WEZ South & West	\$1,694,087	40.72	\$41,603
Precinct 14	\$2,870,754	69.00	\$41,603
All Other Catchments	\$23,041,504	498.88	See DU Rates
TOTAL	\$36,201,988	829.33	

Table 46 NDA Contribution Rates for Water Quality Works

Water Quality Works			
Catchment	TOTAL COST	total NDA	NDA Rate
	(\$)	(ha)	(\$)
G3	\$135,173	7.18	\$18,833
G5	\$121,431	6.45	\$18,833
WTC 1	\$426,451	6.92	\$61,624
WTC 3	\$1,726,960	16.55	\$104,342
WTC 5	\$886,063	13.38	\$66,216
All Other Catchments	\$13,878,520	419.23	See DU Rates
TOTAL	\$17,174,598	469.70	

Development Unit Method

Contributions for the provision of drainage and water quality facilities will be collected from all development on a development unit (DU) basis. As indicated in the section above, the only exception will be for industrial subdivision within the Wyong Industrial Park.

The DU rate for **drainage land & works and water quality land & works** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{DU}} (\$) = \frac{\text{Cost}_{\text{catchX}}}{\text{DU}_{\text{total-Catch X}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{DU}} \times \text{DU}_{\text{dev}}$$

Where:

Contrib_{DU} is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

Cost_{catchX} is the cost of providing for drainage land, drainage works, water quality land and water quality works proposed to be provided to achieve the planned drainage and water quality outcomes for a particular catchment.

DU_{total-catchX} – the total DUs within a particular catchment for which contributions have been or will be levied in the future.

Contrib_{total} is the total contribution payable in respect to a development proposal for drainage land, drainage works, water quality land and water quality works.

DU_{dev} is the DU's proposed in the development.

Table 34 shall be the basis on which the equivalent DU shall be determined for different size dwellings.

The DU contribution rates for drainage and water quality for each catchment using the formula above are provided in the tables overleaf.

Non-Residential Development

Where non-residential lots are proposed within the WWAHT, the drainage and water quality contribution will be calculated as follows:

$$\text{Contrib}_{\text{non-resid}} (\$) = \text{Contrib}_{\text{DU}} \times \text{Area}_{\text{non-resid (ha)}} \times 18$$

Where:

Contrib_{non-resid} is the total contribution payable in respect of a new (from Greenfield site) non-residential lot for drainage land, drainage works, water quality land and water quality works.

Contrib_{DU} is the total contribution payable for drainage land, drainage works, water quality land and water quality works per Development Unit.

Area_{non-resid} is the area of the new non-residential lot.

Table 47 DU Contribution Rates for Drainage Land

Drainage Land			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
A	\$715,809	416	\$1,721
B1	\$436,171	325	\$1,343
B2	\$3,040,287	633	\$4,806
B3	\$675,006	439	\$1,537
B4	\$217,057	271	\$801
C1	\$302,795	205	\$1,481
C2	\$2,417,550	1,347	\$1,795
C3	\$30,573	89	\$343
D1-D3	\$1,794,833	1,256	\$1,429
E	\$280,968	549	\$511
F1 (resid)*	\$1,564,446	724	\$2,161
G1 (resid)	\$136,814	267	\$513
South Wadalba	\$0	123	\$0
H1	\$38,680	106	\$363
H2-H10, i1-i3 & J1	\$590,531	2,308	\$256
WTC 1	\$265,565	122	\$2,185
WTC 2	\$39,356	124	\$318
WTC 3	\$411,969	283	\$1,456
WTC 4	\$19,594	62	\$318
All Other Catchments	\$551,811	385	See NDA Rates
WTC Non-residential	\$138,776		
TOTAL	\$13,668,591	10,032	

Table 48 DU Contribution Rates for Drainage Works

Drainage Works			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
A	\$1,840,700	416	\$4,425
B1	\$632,291	325	\$1,946
B2*	\$3,144,883	633	\$4,971
B3	\$892,618	439	\$2,032
B4	\$555,931	271	\$2,052
C1	\$446,430	205	\$2,183
C2	\$4,180,893	1,347	\$3,103
C3	\$0	89	\$0
D1-D3	\$3,081,737	1,256	\$2,454
E	\$1,540,881	549	\$2,804
F1m (resid)	\$1,841,142	724	\$2,544
G1 (resid)	\$699,515	267	\$2,621
South Wadalba	\$0	123	\$0
H1	\$0	106	\$0
H2-H10, i1-i3 & J1	\$4,184,483	2,308	\$1,813
WTC 1	\$509,965	122	\$4,196
WTC 2	\$518,863	124	\$4,189
WTC 3	\$688,575	283	\$2,434
WTC 4	\$131,982	62	\$2,140
All Other Catchments	\$11,311,098	385	See NDA Rates
WTC Non-residential	\$0		
TOTAL	\$36,201,988	10,032	

Table 49 DU Contribution Rates for Water Quality Works

Water Quality Works			
Catchment	TOTAL COST	Equivalent DUs	DU Rate
	(\$)		(\$)
B2	\$960,845	633	\$1,519
B3	\$647,987	439	\$1,475
C1	\$262,013	205	\$1,281
C2	\$1,430,974	1,347	\$1,062
C3	\$873,040	89	\$9,798
D1,D2	\$1,167,690	1,070	\$1,091
D3	\$585,687	185	\$3,162
E	\$1,909,158	549	\$3,475
F1	\$772,339	724	\$1,067
G1	\$293,229	267	\$1,099
H2	\$458,872	281	\$1,630
H3,H4,H9,H10,i1,i2 &i3	\$1,028,693	1,315	\$782
H5	\$256,633	42	\$6,116
H6	\$654,849	146	\$4,485
H7	\$1,410,233	158	\$8,906
H8	\$672,825	224	\$3,007
J	\$493,452	141	\$3,497
WTC 1	\$426,451	122	\$3,509
WTC 3	\$1,726,960	283	\$6,104
WTC 5	\$886,063	262	\$3,381
All Other Catchments	\$256,605		NDA
TOTAL	\$17,174,598	8,482	

Note: Any residential development within the North Wyong Industrial Park shall pay Catchment G1 Drainage and Water Quality Contributions.

4.5 Environmental Conservation

The strategy for conserving areas of native vegetation comprises of the preservation of:

- a riparian vegetation as part of drainage corridors and floodplains;
- b the Wadalba Environmental Corridor;
- c the Additional Wadalba Environmental Corridor.

The first initiatives are dealt with indirectly in association with the drainage & water quality land and works, while the last two initiatives are detailed as follows:

4.5.1 Floodplain Restoration

The planning for drainage and water quality are fundamentally directed towards addressing the physical impacts on the environment. As part of the planning for drainage and water quality there are also opportunities to improve and/or restore the ecological values of drainage channels and floodplains.

A precondition for the development of Precinct 7A is the provision of bio-diversity offsets for the development of land. The only area within the locality for such offsets is the adjoining floodplain.

The estimated cost of many environmental works area undertaken as part of riparian vegetation as part of drainage corridors and floodplains.

The contribution rate for development in Precinct 7A towards the restoration of the Woongarra Creek Flood Plain is outlined in Table 50:

Table 50 DU Contribution Rates Floodplain Restoration – Precinct 7A

	TOTAL COST Mar-14	DUs	Contribution per DU Mar-14
Floodplain Restoration	\$800,000	2,308	\$347

4.5.2 Wadalba Environmental Corridor

The Wadalba Environmental Corridor nominally refers to the vegetated corridors within the Wadalba locality bounded by the Pacific Highway, Johns Road and Louisiana Road that runs generally east west with additional spurs to the south and north. This vegetation comprises:

- the areas of riparian vegetation on either side of the drainage channel in Catchment F in the western part of Wadalba, and;
- the vegetated ridge between drainage catchment E & F in the east part of Wadalba.

It should be appreciated that the majority of the Wadalba locality bounded by the Pacific Highway, Johns Road and Louisiana Road was zoned from 1(c) Rural Holdings to 2(b) Residential on 16 July 1993 with the gazettal of Amendment No. 2 to Wyong Local Environmental Plan 1991. This rezoning included the majority the Wadalba Environmental Corridor, which was zoned and was actively being planned for residential use at the time. The only exceptions were the properties that fronted Louisiana Road on the western side and an adjoining property to the west fronting Johns Road, as well as a very small area of land zoned 7(a) Conservation adjoining the Wadalba Reservoir.

Thus, the majority of the Wadalba Corridor including the riparian vegetation was capable of development for urban purposes subject to development assessment. Clearly the requirements of the Endangered Fauna (Interim Protection) Act 1991 and the subsequent Threatened Species legislation had a progressive impact on development options and potential.

A report by Lesryk Environmental Consultants (1998) recommended the incorporation of an environmental corridor within the urban release area due to the presence of threatened species and the value of providing a fauna corridor through the site. This Report prompted:

- 1 The "back zoning" of the eastern part of the Wadalba Corridor (the ridgeline vegetation) from 2(b) Residential Zone to 7(a) Conservation Zone with the Gazettal on 25 February 2000 of Amendment No. 121 to the Wyong Local Environmental Plan.
- 2 The 1999 amendment of the former Contributions Plan to include acquisition and restoration costs for this part of the Corridor (T40/08700-03).

For the purpose of this plan the term "*Wadalba Environmental Corridor*" refers to this eastern part of the corridor (approximately 17 ha), which has been, and will continue to be, funded from development in the vicinity that obtains the recreational and amenity benefits associated with its conservation. The western part (riparian area) of the corridor is protected by its identification as part of the Catchment F drainage channel.

Works Schedule

The cost of acquiring the Wadalba Environmental Corridor and undertaking restoration works is provided in **Section 6**.

4.5.2.1 Calculation of the Contribution Rate

The NDA rate for **Wadalba Environmental Corridor** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{nda}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{NDA}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{nda}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{nda} is the total contribution payable towards the purchase and embellishment of the Wadalba Corridor for every hectare of NDA that is proposed to be developed.

Cost_{total} is the cost of the purchase and embellishment of the Wadalba Environmental Corridor.

NDA_{total} – the total NDA that exists in the Wadalba Area that is in proximity to the Wadalba Environmental Corridor and will provide future residents with an enhanced local amenity.

Contrib_{total} is the total contribution payable for the purchase and embellishment of the Wadalba Environmental Corridor for a particular development.

Area_{dev} is the NDA proposed to be development in hectares.

4.5.3.2 Contribution Catchment

The contributions will be collected from the development in the Wadalba area as shown in **Figure 6** in **Section 5**.

The total NDA of the contribution catchment is provided in the **Table 51**.

Table 51 NDA of Wadalba Environmental Corridor Contribution Catchments

Catchment	NDA Developed	NDA Undeveloped	TOTAL NDA
Catchment E	9.45	6.00	15.46
Catchment F1	23.16	17.85	41.01
Catchment G (east of Pacific Highway)	15.24	0.33	15.57
Catchment South Wadalba	1.11	5.56	6.67
Total	48.96	29.75	78.71

Table 52 provides the contribution rates applicable to the Wadalba Environmental Corridor calculated in accordance with the formula above.

Table 52 Wadalba Environmental Corridor Contribution Rates

	TOTAL COST Mar-14	DUs	Contribution per DU Mar-14
Wadalba Environmental Corridor Land	\$2,319,377	1,289	\$1,799
Wadalba Environmental Corridor Works	\$1,307,742	1,289	\$1,014

4.5.3 Addition to Wadalba Environmental Corridor

During 2003 and 2004 a number of major development applications were lodged for residential subdivision in the Wadalba Area that were assessed as likely to have a significant impact on threatened species, and thus were required to be accompanied by a species impact statement in accordance with Part 5A of the EP&A Act. The Department of Environment & Conservation (DEC) indicated in early 2004 that it was prepared to grant a deemed concurrence for all development in Wadalba where a strategic approach was taken to development and conservation.

Investigations were subsequently undertaken that refine the areas of significant vegetation that should be preserved and the areas that could be cleared for development. Some of the areas of significant vegetation were already 'earmarked' for acquisition, and thus preservation, via their identification as part of the Catchment F drainage channel in the west or the 7(a) Conservation Zoning in the east. The investigations identified a further area of 2.39 hectares of significant vegetation on a northern spur in Central Wadalba that was zoned 2(b) Residential. This area is referred to as the "*Addition to the Wadalba Environmental Corridor*" and comprises 4 adjoining areas in different ownerships. The later areas identified for clearing has an area of 32.12 hectares and consists of small areas located throughout Wadalba.

Deemed concurrence was received from DEC in December 2004 (D00109135) for the clearing of the identified vegetated areas. A condition of this concurrence was that an agreement must be in place with the land owners to ensure that the identified stand of significant vegetation is conserved (the addition to the Wadalba Environmental Corridor).

A separate multi-party legal agreement was concluded in accordance with the DEC requirement in August 2005 that covers the land owners of 28.3 hectares of the vegetation identified for clearing. The owners of the remaining 3.8 ha of land identified for clearing are not party to this agreement. A plan of management was prepared in September 2006 (D00075499) for the management of the greater corridor.

Without a suitable agreement being in place covering the retention of the identified stand of significant vegetation, DEC would not allow for the additional vegetation to be cleared. Therefore, the nexus between the clearing of the vegetation and the retention of the area covered by the scheme has been established. The costs for retaining the land containing the significant vegetation in public ownership is apportioned over the land that can be cleared under the DEC concurrence, the owners of which will directly benefit from the corridor.

The Addition to Wadalba Environmental Corridor contribution is directly modelled on the scheme envisaged in the multi-party agreement, but also includes the land owned by those that were not a party to this agreement.

Works Schedule

The following table provides the cost of preserving identified high conservation value land that comprises the Addition to the Wadalba Environmental Corridor.

Table 53 Cost of Addition to Wadalba Environmental Corridor

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Area (ha)	Land Valuation rate on basis of function	Total Cost	%
A	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	1.13	\$1,470,000	\$1,664,040.00	78%
B	Westminster Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	0.91	\$297,669	\$270,878.79	12%
C	Mrs S A Haddad	Lot 1 DP 306056	205 Johns Road	0.20	\$297,669	\$59,533.80	3%
D	Grandeo Pty Ltd	Lot 102 DP 101919	501 Pacific Highway	0.10	\$1,470,000	\$147,000.00	7%
Total				2.34		\$2,212,012.59	100%

The location of the lands that make up the addition to the Wadalba Environmental Corridor are identified in the map provided in **Section 6**.

4.5.3.1 Apportionment

The costs of the *Additional Environmental Corridor* to be funded by the clearing of land are identified in **Table 54**. The locations of the areas permitted to be cleared subject to the payment of contributions are identified in **Figure 9** provided in **Section 5**, with further property details provided in a schedule in **Section 6**.

4.5.3.2 Calculation of the Contribution Rate

The per hectare rate for clearing identified vegetated land to fund the acquisition of the **Addition to the Wadalba Environmental Corridor** and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{ha}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{Cleared}_{\text{total}} (\text{ha})}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{ha}} \times \text{Area}_{\text{dev}}$$

Where:

Contrib_{ha} is the total contribution payable towards the purchase of the Addition to Wadalba Environmental Corridor for every hectare of vegetated land cleared (of the land identified for clearing)

Cost_{total} is the cost of purchasing the *Addition to Wadalba Environmental Corridor*.

Cleared_{total} – the total area of vegetated land identified for clearing.

Contrib_{ha} is the total contribution payable per ha of cleared land

Area_{dev} is the total area of the identified land to be cleared as result of the proposed development .

The table below applies the formula above to calculate the contribution rate for every hectare of land that has been identified for clearing.

Table 54 Contribution Rate for Clearing Identified Lands

	Total
Total Cost of Land	\$2,212,012.59
Total Area to be cleared (ha)	32.12
Contribution per ha of Cleared Land	\$68,867

Staging

Staging for the provision of the *Wadalba Environmental Corridor* and the *Addition to the Wadalba Environmental Corridor* is totally dependent on the development of the land that they form a part. A condition of consent will be imposed requiring the dedication of these lands when the relevant land holdings are proposed for development.

4.6 Studies & Administration

4.6.1 Studies

The Planning process to identify future development areas requires significant investigations and the preparation of studies and management strategies to determine the scope of development that is suitable and the necessary infrastructure and services necessary to mitigate adverse impacts and meet the future demands of development.

Council has traditionally taken a lead role in funding such investigations, studies and plans, although it is now more common to require developers to fund such costs. It is common for additional studies to be required after areas have developed to update existing strategies and plans to account for new information and changes in industry standards, as well as account for the cumulative impacts of development.

Council has expended significant monies on investigations, studies and plans to permit the areas within Warnervale to be identified for development and to determine strategies for addressing demands. Many of these investigations have been undertaken by consultants on behalf of Council. The cost of the various studies undertaken by such consultants applicable to the Warnervale District is calculated to be \$2.8M (indexed).

The following table provides a breakdown of the categories of studies:

Table 55 Expenditure on Studies

Categories	Total Mar-14
Flood & Drainage Studies	\$861,908
Environmental Studies	\$887,984
Aboriginal Studies	\$20,925
Traffic Studies	\$222,423
Valuations	\$710,220
Others	\$121,696
TOTAL	\$2,825,156

The cost of studies have been apportioned to the following areas:

Table 56 Apportionment of Costs

	% of Expenditure	Total Mar-14
WWAHT & NWIE	43.19%	\$1,220,136
7A Precinct & Education Precinct	9.44%	\$266,673
WTC	13.06%	\$368,837
WEZ	22.08%	\$623,768
Balance of Warnervale District	12.24%	\$345,740
TOTAL	100%	\$2,825,156

4.6.2 Administration

Preparation and administration of contributions plans by councils incur significant on-going costs.

Council staff are deployed to:

- prepare and review contributions plans;
- account for contributions receipts and expenditure; and
- coordinate the implementation of contributions plans and works, including involvement in negotiation of works in kind and material public benefit agreements.

A review of staff resources between 1993 projected to 2022 indicates that on average 2.6 equivalent full time persons are required to administer all contributions plans. This cost equates to approximately \$8.7M over the 35 year period.

An assessment of past costs and future projected costs indicates that approximately 71% of this cost is attributable to the Greater Warnervale District.

It is reasonable that the costs associated with preparing and administering this plan be recouped from development.

Reasonable apportioned costs associated with the ongoing administration and management of the contributions plan will be levied on all applications which require a development contribution.

4.6.3 Calculation of Contribution Rate for Studies and Administration

The method for the collection of contributions for Studies and Administration depends on what type of development is proposed i.e.

- Non-Residential Subdivisions – NDA
- Residential Development – DU
- Post subdivision non-residential development – GFA

The primary method of distributing cost is via NDA, which is then apportioned according to a secondary factor that is then applied to the particular catchment in respect of Studies and in respect of land use for administration.

Net Developable Area Method

The NDA rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{NDA}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{NDA}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{NDA}} \times \text{NDA}_{\text{dev}}$$

Where:

Contrib_{NDA} is the total contribution payable for Studies and Administration per NDA proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

NDA_{total} – the total equivalent NDAs that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

NDA_{dev} is the number of NDAs proposed in a development.

Development Unit Method

The DU rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{du}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{DU}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{du}} \times \text{DU}_{\text{dev}}$$

Where:

Contrib_{du} is the total contribution payable for Studies and Administration per DU proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

DU_{total} – the total equivalent DUs that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

DU_{dev} is the number of DUs proposed in a development.

This method of collection for Studies and Administration in respect of all residential developments.

Gross Floor Area

The GFA rate for **Studies** and **Administration** under this Plan and the monetary contribution payable for a development is determined as follows:

$$\text{Contrib}_{\text{gfa}} (\$) = \frac{\text{Cost}_{\text{total}}}{\text{GFA}_{\text{total}}}$$

$$\text{Contrib}_{\text{total}} (\$) = \text{Contrib}_{\text{gfa}} \times \text{GFA}_{\text{dev}}$$

Where:

Contrib_{gfa} is the total contribution payable for Studies and Administration per m² of GFA proposed to be developed.

Cost_{total} is the total cost of Studies for the applicable catchment and the total cost of Administration required to plan, account and implement this plan.

DU_{total} – the total equivalent GFAs in m² that exists within the applicable catchment.

Contrib_{total} is the total contribution payable in respect of Studies and Administration for a particular development.

GFA_{dev} is the number GFA in m² proposed in a development.

This is the method of collection is for all non-residential developments.

4.6.4 Contribution Rates

Tables 57 to 61 provide the contribution rates for Studies for the different areas within the District.

Table 62 provides the contribution rate for Administration depending on the type of development.

4.6.7 Contribution Catchment

The contributions for Studies will be collected from the development in accordance with the Studies Catchment it is located in. The Studies catchments are shown in **Figure 7** in **Section 5**.

The contribution towards the administration of the Plan will be collected in respect of all development that is required to make a contribution under this Plan, other than a contribution exclusively for administration.

Table 57 WWAHT & North Wyong Industrial Estate – Studies Contribution

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		Mar-2014							
North Wyong Industrial Park		61.54	14.7%			\$178,938	\$2,907		
WWAHT	Residential	355.91	84.8%	6,028		\$1,034,798		\$171.66	
	Non-Residential buildings	2.20	0.5%		5,970	\$6,400			\$1.07
TOTAL	TOTAL	419.66	100%			\$1,220,136	\$2,907		

Table 58 Precinct 7A & Education Site – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		Mar-2014							
Education Site		26.16	20.6%			\$55,043	\$2,104		
Precinct 7A	Non Residential	2.08	1.6%			\$4,377	\$2,104		
	Residential	98.50	77.7%	2,308		\$207,254		\$89.82	
TOTAL	TOTAL	126.74	100%			\$266,673	\$2,104		

Table 59 Warnervale Town Centre – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		ha	m2	Mar-2014					
Warnervale Town Centre	Residential	46.73	88.5%	1142		\$326,313		\$285.76	
	Non-Residential	6.09	11.5%		29,000	\$42,525			\$1.47
TOTAL	TOTAL	52.82	100%			\$368,837	\$6,983		

Table 60 Wyong Employment Zone – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
							Net Developable Area	Development Unit	Gross Floor Area
		ha	m2	Mar-2014					
WEZ		209.96	100%			\$623,768	\$2,971		
TOTAL	TOTAL	209.96	100%			\$623,768			

Table 61 Balance of Greater Warnervale District – Studies Contributions

DETAILS						Studies			
Development	Precinct	Area	% of Area	Projected DUs	Projected GFA	Apportioned Costs	Contributon Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
								Mar-2014	
Non Residential Subdivisions		based on the equivalent of 18 DU per ha					\$2,593		
Residential				2400				\$144.06	
Non Residential buildings	All Precincts	Based on Floor Space Ratio of 1:3							\$0.78
TOTAL	TOTAL	0.00	0%			\$345,740			

Table 62 Administration Contributions

DETAILS						Administration			
Development	Precinct	Area	% of Area	Projected Dwellings	Projected GFA	Apportioned Costs	Contribution Rates		
		ha			m2		Net Developable Area	Development Unit	Gross Floor Area
								Mar-2014	
Residential Lots		666.75	69.1%	11,711		\$4,424,809		\$377.85	
Non-residential	Industrial	287.91	29.8%			\$1,910,666	\$6,636		
Non-residential	Retail/Commercial	10.37	1.1%		34,970	\$68,826			\$1.97
TOTAL	TOTAL	965.03	100%			\$6,404,301			

5 Contributions Catchment Maps

Figure 4 Open Space and Community Facility Contributions Catchments

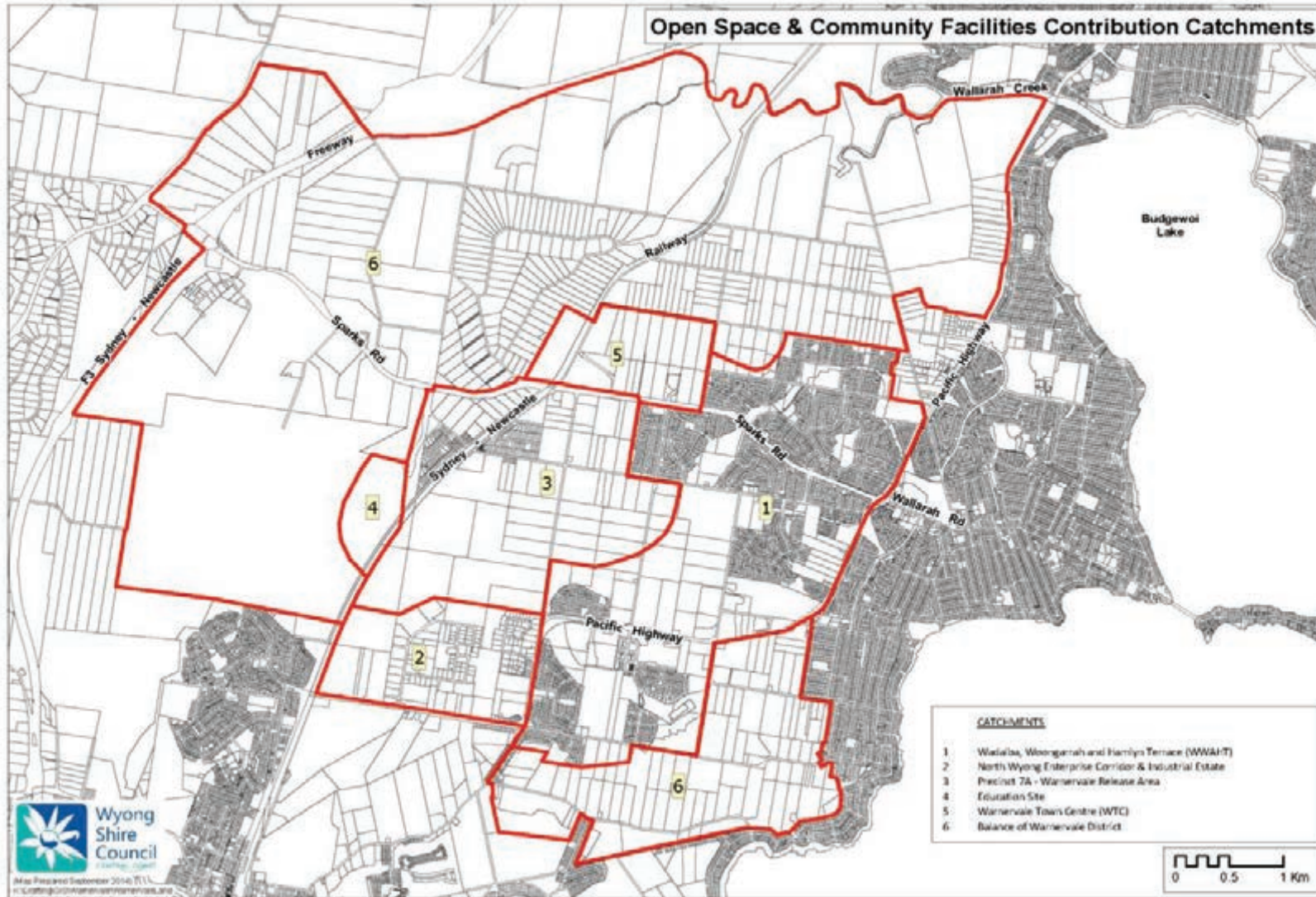


Figure 5 Road Contributions Catchments

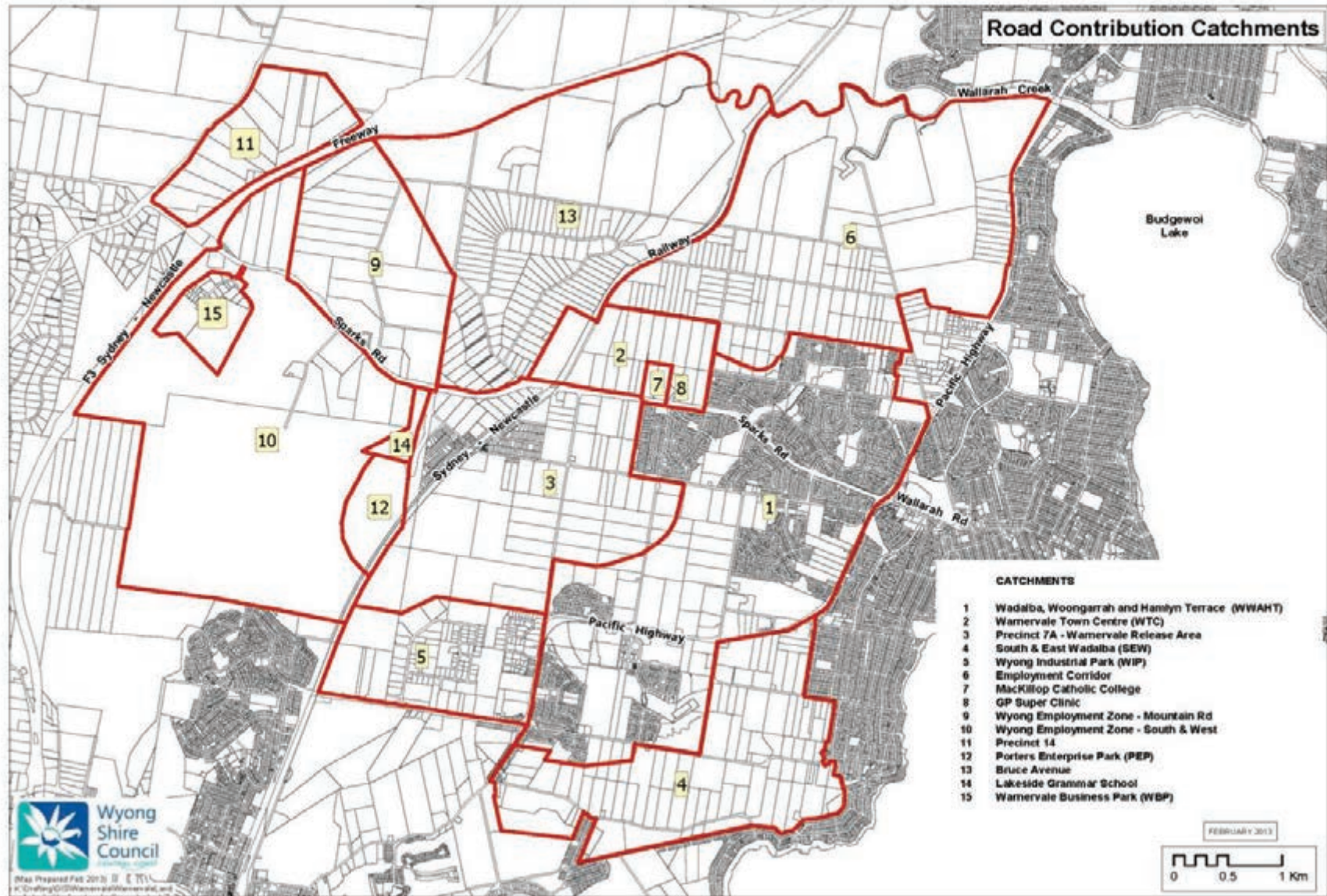


Figure 6 Drainage and Water Quality Contributions Catchments

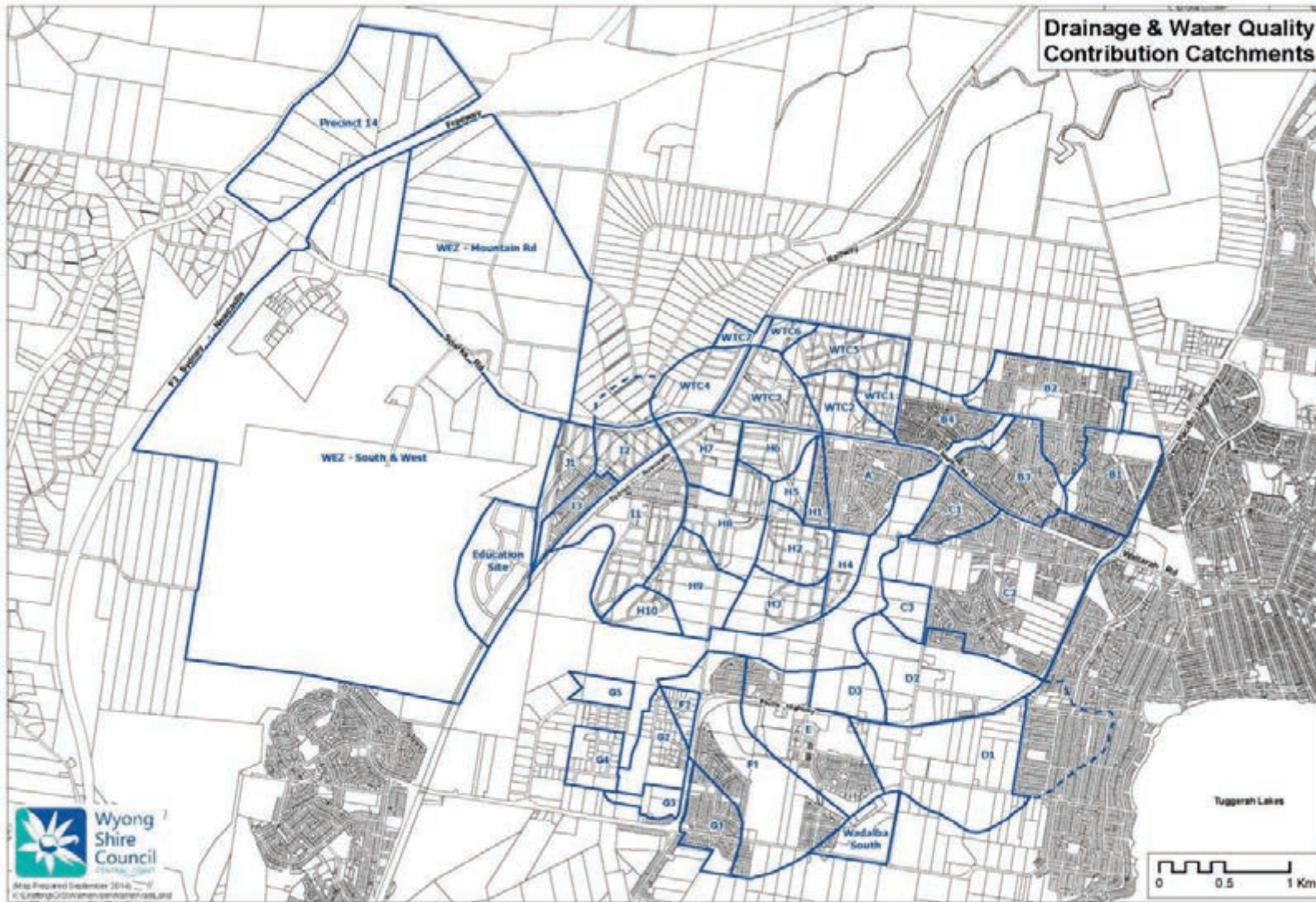


Figure 7 Studies Contributions Catchments

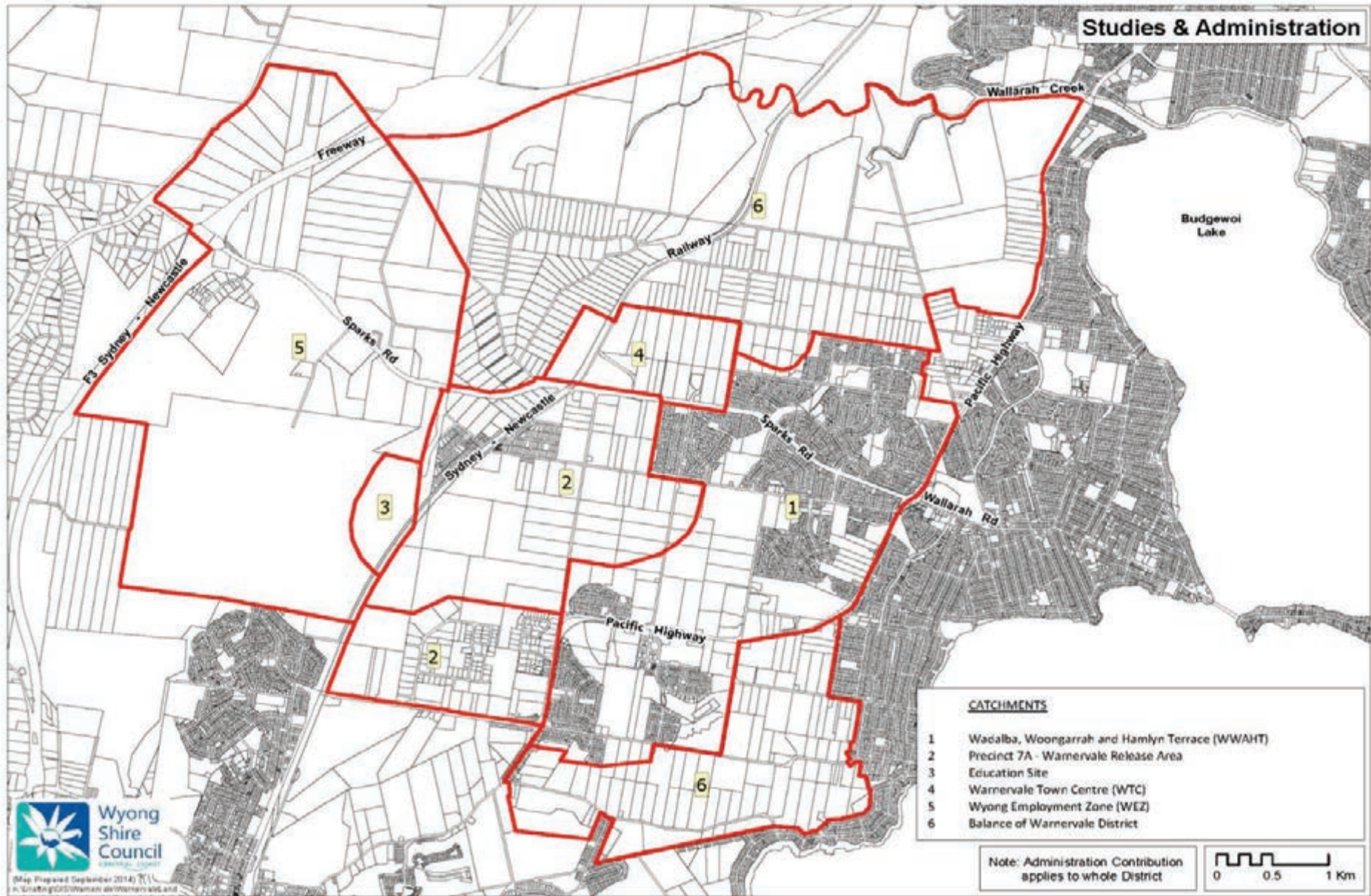


Figure 8 Wadalba Environmental Corridor Contributions Catchment

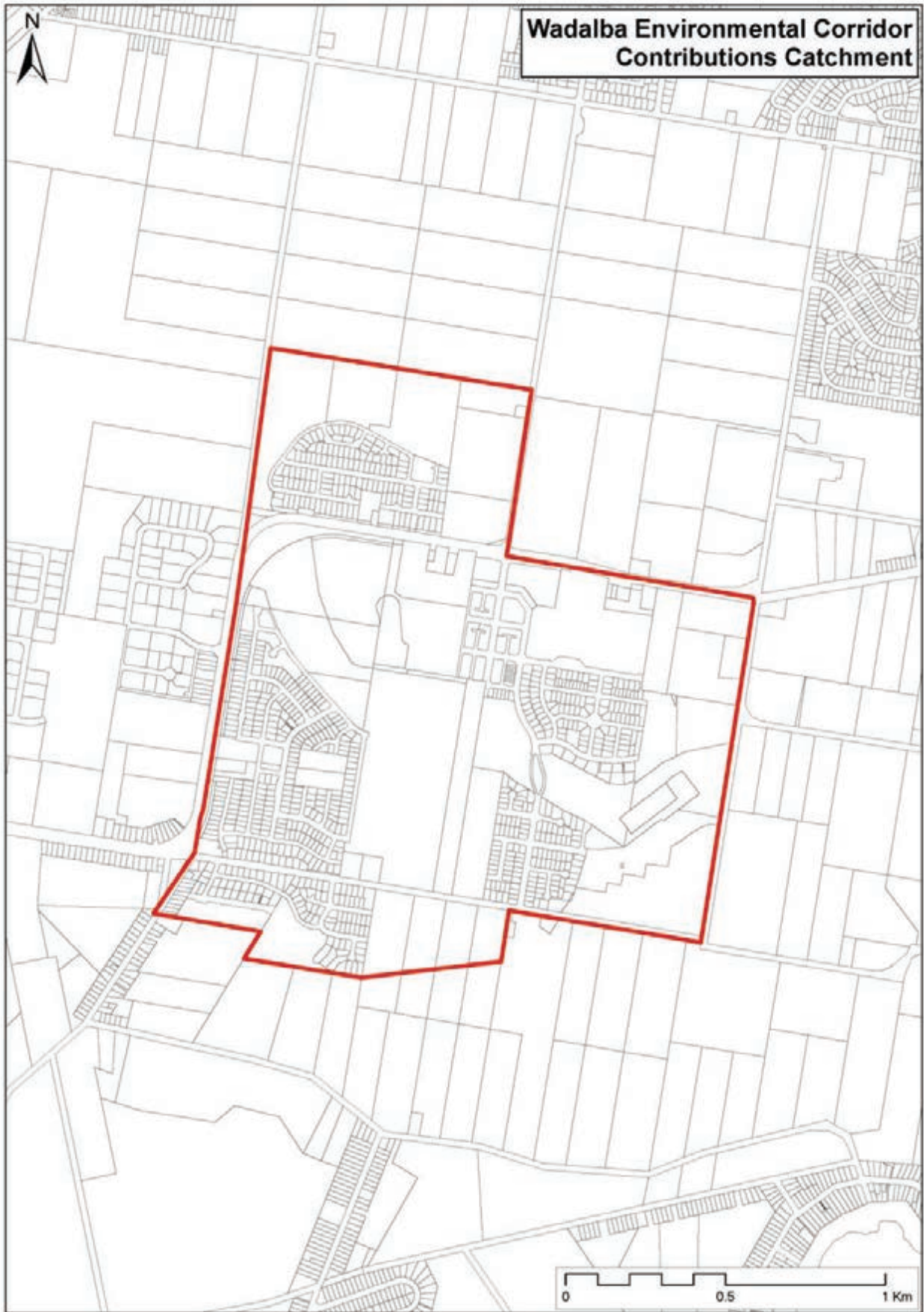


Figure 9 Addition to Wadalba Environmental Corridor Catchment



6 Works Schedules and Location Maps

6.1 Open Space and Community Facilities

6.1.1 Open Space

WWAHT SMALL PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
S1	44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Transferred 2003	0.50	\$92,665	0.00	\$0	0.50	\$92,665
S2	Within additional Wadalba environmental corridor	Part lot 152 DP 1097858 (452 ha of 1.632 ha)	Transferred 2006	0.50	\$311,831	0.00	\$0	0.50	\$311,831
S3a	241 Johns Rd, Wadalba (crn Pacific Hwy)	Lot 126 DP 1046712	Tranferred 2002	0.38	\$73,119	0.00	\$0	0.38	\$73,119
S3b-1	"Owl Park" 2W Pinto Way, Wadalba	Lot 1111 DP 1109861	Transferred 2006	0.10	\$315,115	0.00	\$0	0.10	\$315,115
S3b-2	"Owl Park" 19W Quarterhouse Pde, Wadalba	Lot 1112 DP 1080360	Transferred 2005	0.34	\$215,349	0.00	\$0	0.34	\$215,349
S4-1	228 Johns Road, Wadalba (Southern Side)	Lot 11 DP 1107413			\$0	0.17	\$67,964	0.17	\$67,964
S4-2	229 Johns Road, Wadalba (Southern Side)	Lot 432 DP 1080786			\$0	0.33	\$407,950	0.33	\$407,950
S4a	Kuttabal Rd, Wadalba South	Lot 233 DP 1105837	Transferred 2009	0.52	\$284,105	0.00	\$0	0.52	\$284,105
S5	87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Transferred 2006	0.40	\$243,956	0.00	\$0	0.40	\$243,956
S6-1	26W Mataram Rd, Woongarra	Part Lot2 DP 1009396	Transferred 2007	0.52	\$180,274	0.00	\$0	0.52	\$180,274
S6-2	11 Plane Tree Circuit, Woongarra	lot 143 DP 857809	Transferred 1996	0.21	\$39,473	0.00	\$0	0.21	\$39,473
S7-1	33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Transferred 2002	0.50	\$373,683	0.00	\$0	0.50	\$373,683
S7-2	33 Peppercorn Ave, Woongarra	Lots 262 DP 1036768	Transferred 2002	0.15	\$36,686	0.00	\$0	0.15	\$36,686
S8	11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Transferred 1998	0.50	\$94,426	0.00	\$0	0.50	\$94,426
S9	5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531 (0.5 ha of 3.53ha)	Transferred 1998	0.50	\$93,176	0.00	\$0	0.50	\$93,176
S10	17 Highland Cr, Hamlyn Terrace	Lot 282 DP 877952	Transferred 1998	0.50	\$94,006	0.00	\$0	0.50	\$94,006
S11-1	2 Peonny Place, Hamlyn Terrace	Lot 197 DP 1089251	Transferred 2007	0.90	\$77,011	0.00	\$0	0.90	\$77,011
S11-2	275-281 Warnervale Dr, Hamlyn Terrace	Part Lot 55 DP 658429				0.20	\$17,032	0.20	\$17,032
	259-269 Warnervale Dr, Hamlyn Terrace	Part Lot 54 DP 7091					Drainage Land		
S12	315W Warnervale Road, Hamlyn Terrace	Lot 240 DP 1152170	Transferred 2010	0.83	\$466,091	0.00	\$0	0.83	\$466,091
S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208596			\$0	0.52	\$388,548	0.52	\$388,548
S14-1	81W & 83W Skyhawk Ave, Hamlyn Terrace	Lot 2043 DP 1033080 (formerly Lot 2 DP 347653)	Transferred 2001	0.30	\$122,129	0.00	\$0	0.30	\$122,129
S14-2	83W Skyhawk Ave, Hamlyn Terrace	Part Lot 99 DP 1097696 - 0.1984 of 1.811 ha - see SN5	Transferred 2006	0.20	\$123,241	0.00	\$0	0.20	\$123,241
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827			\$0	0.30	\$223,548	0.30	\$223,548
S15-2	West Louisiana - part of Louisiana Road infill precinct	Part Lot 1 DP 181839			\$0	0.21	\$158,868	0.21	\$158,868
TOTAL				7.85	\$3,236,334	1.73	\$1,263,912	9.58	\$4,500,246

WWAHT LARGE PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
L1-1	38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345	Transferred 2001	2.03	\$676,192	0.00	\$0	2.03	\$676,192
L1-2	38-46 Mountain View Dr, Woongarra	Lot 335 DP 867549	Transferred 1997	1.78	\$335,280	0.00	\$0	1.78	\$335,280
L1-3	38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482	Transferred 2001	2.12	\$1,208,150	0.00	\$0	2.12	\$1,208,150
L1-4	38-46 Mountain View Dr, Woongarra	Lot 498 DP 874312	Transferred 1998	0.12	\$22,776	0.00	\$0	0.12	\$22,776
L2-1	10W Woodcutters Rd, Woongarra	Lot 32 DP 1044070	Transferred 2002	0.07	\$28,183	0.00	\$0	0.07	\$28,183
L2-2	10W Woodcutters Rd, Woongarra	Lot 61 DP 7738, Lot 62 & 63 DP 456250, Lot 64 DP 680503 & Lot 1 DP 1077476				0.00	Removed	0.00	\$0
TOTAL				6.12	\$2,270,580	0.00	0.00	6.12	\$2,270,580

PRECINCT 7A PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Acquired & unpurchased land
				ha	Mar-14	ha	Mar-14	ha	Mar-14
P7-OS 1	To be determined with reference to future road network	Part Lot 1 DP 1101086				1.14	\$457,600	1.14	\$457,600
P7-OS 2	To be determined with reference to future road network	Part Lot 2 DP 1101086				4.58	\$1,609,143	4.58	\$1,609,143
P7-OS 3	15-19 Virginia Rd, Warnervale	Part Lots 136 DP 24673				0.61	\$306,441	0.61	\$306,441
P7-OS 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673				0.08	\$40,832	0.08	\$40,832
P7-OS 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673				0.59	\$294,976	0.59	\$294,976
P7-OS 6	To be determined with reference to future road network	Part Lot 271 DP 707329				0.50	\$251,429	0.50	\$251,429
TOTAL				0.00	\$0	7.49	\$2,960,420	7.49	\$2,960,420

WARNERVALE TOWN CENTRE PARKS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Indexed Expenditure	Area	Total acquisition Cost	Area	Acquired & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-14
	Civic Square	Part Lot 521 DP 594726	Removed from adopted DPC - to be provided by developer			0.00	\$0	0.00	\$0
WTC OS-1	Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527		\$0	\$0	3.23	\$1,793,957.42	3.23	\$1,793,957
WTC OS-2	Ridge Park West	Part Lot 1 DP 357408		\$0	\$0	1.47	\$731,276.23	1.47	\$731,276
TOTAL				\$0	\$0	4.70	\$2,525,234	4.70	\$2,525,234

DISTRICT PARK - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
DP-1	Hilli Top Park				\$0	4.53	\$1,751,389	4.53	\$1,751,389
TOTAL				0.00	\$0	4.530	\$1,751,389	4.53	\$1,751,389
Apportioned to WWAHT 67.0%				0.00	\$0	3.037	\$1,174,079	3.037	\$1,174,079
Apportioned to Precinct 7A 22.2%				0.00	\$0	1.007	\$389,198	1.007	\$389,198
Apportioned to WTC 10.7%				0.00	\$0	0.487	\$188,112	0.487	\$188,112
SPORTING FIELDS & COURTS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
F1	57 Hakone Rd, Woongarah (north side)	Lot 85a DP 22837 (2.914) & Lot 85a DP 22837 (2.914)	Woongarah Sportsfields	5.04	\$3,086,795	0.00	\$0	5.04	\$3,086,795
F2	80 Minesota Rd, Hamlyn Terrace	Lot 71 DP 1154758 (5.04 ha) (was previously Lot 7 DP 1071685 - 5.08 ha)	Hamlyn Terrace Playing Fields	4.79	\$2,158,148	0.00	\$0	4.79	\$2,158,148
F3-1	591 Pacific Highway, Wadalba	Lot 1 DP 369486	Wadalba Sporting Complex	2.56	\$2,216,296	0.00	\$0	2.56	\$2,216,296
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP 369486	Wadalba Sporting Complex	2.28	\$1,907,910	0.00	\$0	2.28	\$1,907,910
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP 412885	Wadalba Sporting Complex	0.94	\$345,882	0.00	\$0	0.94	\$345,882
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP 1093787	Wadalba Sporting Complex	3.77	\$755,714	0.00	\$0	3.77	\$755,714
F4	54-90 Warnervale Rd, Warnervale	Lot 82 DP 7091	Warnervale Athletics Oval	4.05	\$0	0.00	\$0	4.05	
TOTAL				23.43	\$10,470,746	\$0	\$0	23.43	\$10,470,746
Apportioned to WWAHT 67.0%				15.71	\$7,019,278	0.00	\$0	15.71	\$7,019,278
Apportioned to Precinct 7A 22.2%				5.21	\$2,326,832	0.00	\$0	5.21	\$2,326,832
Apportioned to WTC 10.7%				2.52	\$1,124,636	0.00	\$0	2.52	\$1,124,636
DISTRICT PLAYING FIELDS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description		Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
D1	to be determined	Location to be determined				7.92	\$5,220,673	7.92	\$5,220,673
		acquisition costs				0.00	\$84,310	0.00	\$84,310
TOTAL				0.00	\$0	7.92	\$5,304,983	7.92	\$5,304,983
Apportioned to WWAHT 52.9%				0.00	\$0	4.192	\$2,807,608	4.19	\$2,807,608
Apportioned to Precinct 7A 17.5%				0.00	\$0	1.389	\$930,699	1.39	\$930,699
Apportioned to WTC 8.5%				0.00	\$0	0.672	\$449,838	0.67	\$449,838
Apportioned to balance of Warnervale District 21.1%				0.00	\$0	1.667	\$1,116,839	1.67	\$1,116,839

SEMI NATURAL AREAS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
SN 6-1	25 Mataram Rd, Woongarra	part Lot 11 DP 1145788 (0.5563 ha of 1.327 ha)			\$0	0.56	\$434,533	0.56	\$434,533
SN 6-3	Cascade Rd Woongarra	Lot 732 DP 1157871		0.29	\$299,575			0.29	\$299,575
SN 6-4	25 Mataram Rd, Woongarra	Lot 10 DP 1145788		0.05	\$8,435			0.05	\$8,435
TOTAL				0.57	\$308,010	0.56	\$434,533	1.13	\$742,543
HALF ROADS - Land				Purchased Land		Unpurchased Land Costs		TOTAL	
Opens Space Code	Address / Park Name	Property Description	Notes	Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
Land Cost for providing Half Road frontages to open space			No longer collected for.		\$0	0.00	\$0		\$0
TOTAL				0.00	\$0	0.00	\$0	0.00	\$0
TOTAL OPEN SPACE LAND				Purchased Land		Unpurchased Land Costs		TOTAL	
				Area	Revised valuation	Area	Total acquisition Cost	Area	Purchased & unpurchased land
				ha	Mar-2014	ha	Mar-14	ha	Mar-2014
WWAHT				30.25	\$12,834,202	9.51	\$5,680,132	39.76	\$18,514,334
Precinct 7A				5.21	\$2,326,832	10.26	\$4,471,402	15.46	\$6,798,234
Warnervale Town Centre				2.52	\$1,124,636	5.86	\$3,163,184	8.37	\$4,287,819
Balance of Warnervale District				0.00	\$0	1.67	\$1,116,839	1.67	\$1,116,839
TOTAL				37.97	\$16,285,670	27.30	\$14,431,556	65.27	\$30,717,226

WWAHT SMALL PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description	Notes			
S1	44 Birch Dr, Hamlyn Terrace	Lot 157 DP 1045368	Embellished 2003	\$184,321	\$0	\$184,321
S2	Within additional Wadalba environmental corridor	Part lot 152 DP 1097858 (.452 ha of 1.632 ha)			\$273,103	\$273,103
S3a	241 Johns Rd, Wadalba (crn Pacific Hwy)	Lot 126 DP 1046712	Embellished 2002	\$80,790	\$0	\$80,790
S3b-1	"Owl Park" 2W Pinto Way, Wadalba	Lot 1111 DP 1109861	Embellished 2008	\$143,689	\$0	\$143,689
S3b-2	"Owl Park" 19W Quarterhouse Pde, Wadalba	Lot 1112 DP 1080360				
S4-1	228 Johns Road, Wadalba (Southern Side)	Lot 11 DP 1107413			\$298,868	\$298,868
S4-2	229 Johns Road, Wadalba (Southern Side)	Lot 432 DP 1080786				
S4a	Kuttatbul Rd, Wadalba South	Lot 233 DP 1105837			\$277,130	\$277,130
S5	87 Mataram Rd, Woongarra	Lot 2 DP 1100817	Embellished 2005-06	\$1,070,540	\$0	\$1,070,540
S6-1	26W Mataram Rd, Woongarra	Part Lot2 DP 1009396	Embellished 2000	\$95,076	\$0	\$95,076
S6-2	11 Plane Tree Circuit, Woongarra	lot 143 DP 857809	Embellished 1996	\$12,894	\$0	\$12,894
S7	33 Peppercorn Ave, Woongarra	Lots 260 DP 1036768	Embellished 2005-06	\$174,341	\$0	\$174,341
S8	11 Oregon Pl, Hamlyn Terrace	Lot 271 DP 875227	Embellished 1998	\$103,236	\$0	\$103,236
S9	5W Paperbark St, Hamlyn Terrace	Part Lot 367 DP 881531 (0.5 ha of 3.53ha)	Embellished 1998	\$83,550	\$0	\$83,550
S10	17 Highland Cr, Hamlyn Terrace (adjoining Lot 284 (0.1470ha) transferred to WSC	Lot 282 DP 877952	Embellished 2002	\$84,521	\$0	\$84,521
S11-1	2 Peonny Place, Hamlyn Terrace	Lot 197 DP 1089251			\$238,299	\$238,299
S11-2	275-281 Warnervale Dr. Hamlyn Terrace	Part Lot 55 DP 658429				
S12	315 Warnervale Road, Hamlyn Terrace	Lot 240 DP 1152170			\$462,863	\$462,863
S13	West Louisiana - part of Louisiana Road infill precinct	Lot 4 DP 208596			\$265,886	\$265,886
S14-1	81W & 83W Skyhawk k Ave, Hamlyn Terrace	Lot 2043 DP 1033080 (formerly Lot 2 DP 347653	Embellished 2001	\$135,304	\$0	\$135,304
S14-2	83W Skyhawk k Ave, Hamlyn Terrace	Part Lot 99 DP 1097696 - 0.1984 of 1.811 ha -see SN5			\$0	\$0
S15-1	West Louisiana - part of Louisiana Road infill precinct	Lot 1 DP 168292, Lot 1 DP 43827			\$154,286	\$154,286
S15-2	West Louisiana - part of Louisiana Road infill precinct	Part Lot 1 DP 181839			\$109,646	\$109,646
TOTAL				\$2,168,261	\$2,080,080	\$4,248,341

PRECINCT 7A PARKS - Embellishment				Indexed Embellishment Expenditure	Future Embellishment Costs	Total Costs
Map Ref.	Address	Property Description	Comments			
				Mar-14	Mar-2014	Mar-14
P7-OS 1	To be determined with refence to future road network	Part Lot 1 DP 1101086	Only 0.5 ha to be developed for local park		\$226,286	\$226,286
P7-OS 2	To be determined with refence to future road network	Part Lot 2 DP 1101086				
P7-OS 3	15-19 Virginia Rd, Warnervale	Part Lots 136 DP 24673				
P7-OS 4	27-31 Virginia Rd, Warnervale	Part Lots 137 DP 24673				
P7-OS 5	21-25 Virginia Rd, Warnervale	Part Lots 138 DP 24673				
P7-OS 6	To be determined with refence to future road network	Part Lot 271 DP 707329				
				\$0	\$1,030,595	\$1,030,595

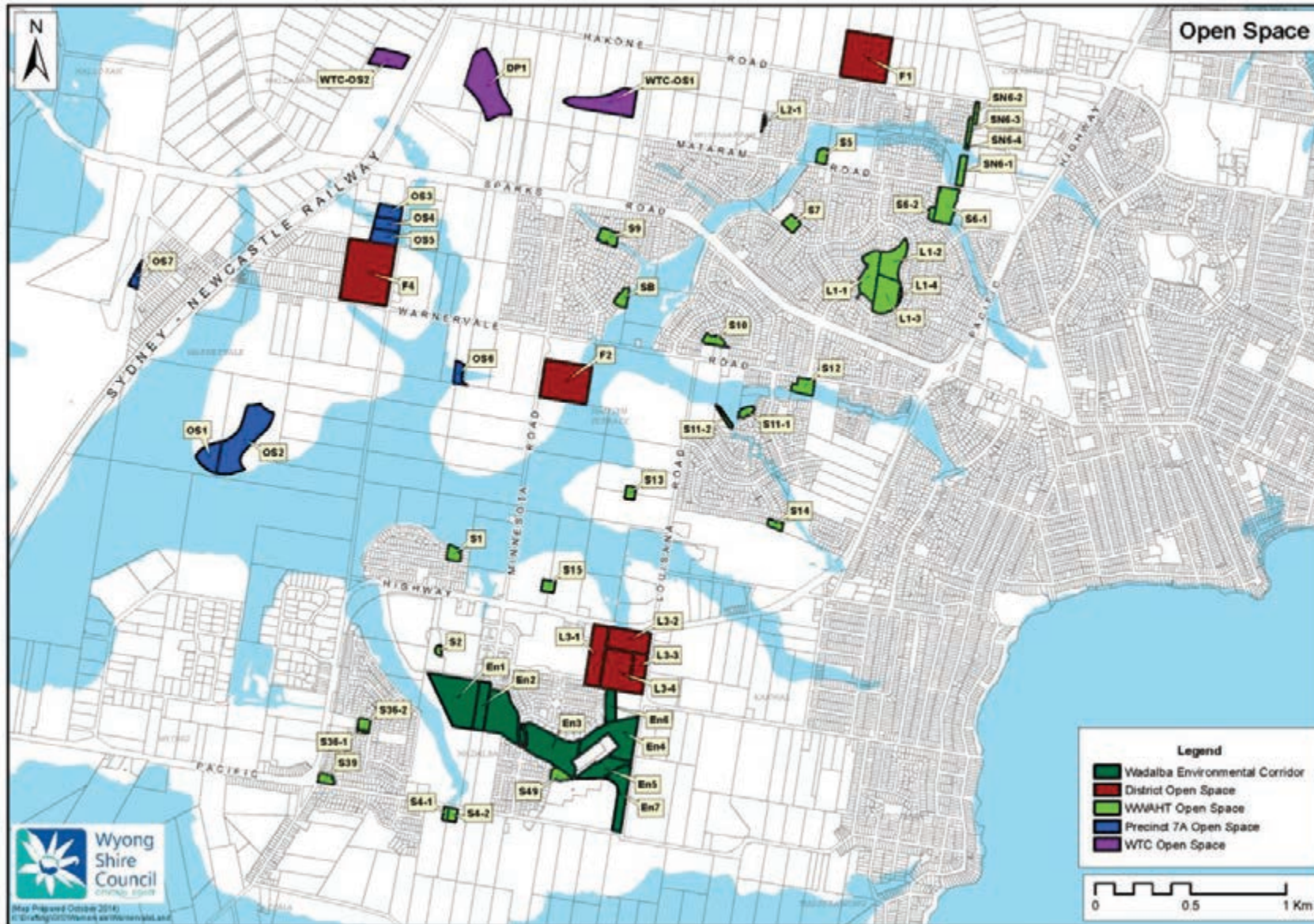
WVAHT LARGE PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Open Space Code	Address	Property Description	Notes			
				Mar-2014	Mar-2014	Mar-2014
L1-1	38-46 Mountain View Dr, Woongarra	Lot 97 DP 1033345	Embellished 1998	\$177,264	\$0	\$177,264
L1-2	38-46 Mountain View Dr, Woongarra	Lot 335 DP 867549	Embellished 1999			
L1-3	38-46 Mountain View Dr, Woongarra	Lot 25 DP 1043482	Embellished 2000			
L1-4	38-46 Mountain View Dr, Woongarra	Lot 498 DP 874312	Embellished 2001			
L2-1	10W Woodcutters Rd, Woongarra	Lot 61 DP 7738, Lot 62 & 63 DP 456250, Lot 64 DP 660503 & Lot 1 DP 407426	removed - to be funded by Employment Corridor Development		\$0	\$0
L2-2		Lot 32 DP 1044070				
TOTAL				\$386,917	\$0	\$386,917

WARNERVALE TOWN CENTRE PARKS - Embellishment				Indexed Expenditure	Future Embellishment Costs	Total Costs
Map Ref.	Address	Property Description	Notes			
				Mar-2014	Mar-2014	Mar-14
1	Civic Square	Part Lot 521 DP 594726	Removed from adopted DPC - to be provided by developer		\$0	\$0
2	Ridge Park East	Part Lots 57, 58, 59 & 60 DP 7527				
3	Ridge Park West	Part Lot 1 DP 357408				
					\$2,235,473	\$2,235,473

DISTRICT PARK - Embellishment				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
DP-1	Hill Top Park - address to be determined with Reference to Future road network	Pt Lot 1 DP 376264, Pt Lots 54 & 55 DP7527 & Pt Lot 4 DP 7738			\$4,076,692	\$4,076,692
TOTAL				\$0	\$4,076,692	\$4,076,692
Apportioned to WWAHT				67.04%	\$0	\$2,732,893
Apportioned to Precinct 7A				22.22%	\$0	\$905,932
Apportioned to WTC				10.74%	\$0	\$437,867
PLAYING FIELDS - Embellishment				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
F1	57 Hakone Rd, Woongarra (north side)	Lot 85a DP 22837 (2.914) & Lot 85a DP 22837 (2.914)	Developed between 2005-2010	\$7,025,766		\$80,367
F2-1	80 Minesota Rd, Hamlyn Terrace	Lot 71 DP 1154758 (5.04 ha)	Developed between 2005-2011	\$5,003,181	\$0	\$15,957
F3-1	591 Pacific Highway, Wadalba	Lot 1 DP 369486	Developed between 2005-2010	\$8,509,226	\$0	\$8,509,226
F3-2	592 Pacific Highway, Wadalba	Lot 2 DP 369486				
F3-3	593 Pacific Highway, Wadalba	Lot 1 DP 412885				
F3-4	594 Pacific Highway, Wadalba	Lot 3 DP 1093787				
F4	Warnervale Athletics Field	Lot 82 DP 7091	Development costs not included.	\$0		\$0
TOTAL				\$20,538,174	\$0	\$20,538,174
TOTAL Attributable to WWAHT				67.04%	\$13,768,183	\$0
Apportioned to Precinct 7A				22.22%	\$4,564,039	\$0
Apportioned to WTC				10.74%	\$2,205,952	\$0
DISTRICT PLAYING FIELDS - Embellishment				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
D1	to be determined	District Playing Fields		\$53,990	\$9,513,511	\$9,567,501
TOTAL				\$53,990	\$9,513,511	\$9,567,501
TOTAL Attributable to WWAHT				52.92%	\$28,574	\$5,034,929
Apportioned to Precinct 7A				17.54%	\$9,472	\$1,669,037
Apportioned to WTC				8.48%	\$4,578	\$806,701
Apportioned to balance of Warnervale District				21.05%	\$11,366	\$2,002,845

SEMI NATURAL AREAS - Embellishment				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
SN 6-1	25 Mataram Rd, Woongarra	part Lot 11 DP 1145788 (0.5563 ha of 1.327 ha)		\$77,282	\$0	\$77,282
SN 6-3	Cascade Rd Woongarra	Lot 732 DP 1157871		\$26,393	\$0	\$26,393
TOTAL				\$103,675	\$0	\$103,675
PEDESTRIAL FACILITIES				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
Pedestrian bridges	North of Mataram Rd				\$48,939	\$48,939
Pedestrian bridge	Woongarra Waters adjacent to Waterside Drive			\$280,553	\$0	\$280,553
Pedestrian Overpass	Sparks Road West of Minnesota				removed	\$0
Cycleway bridge	in vicinity of Dam Hotel				\$233,651	\$233,651
TOTAL				\$280,553	\$282,590	\$563,143
CYCLEWAY & HALF ROAD CONSTRUCTION				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
Open Space Code	Address	Property Description				
Cycleway construction		70% completed Cycleway network		\$1,051,453	\$0	\$1,051,453
		30% uncompleted cycleway network			\$476,334	\$476,334
Half road construction fronting open space				\$0	\$0	\$0
TOTAL				\$1,051,453	\$476,334	\$1,527,787
TOTAL EMBELLISHMENT COSTS				Indexed Expenditure Mar-2014	Future Embellishment Costs Mar-2014	Total Costs Mar-2014
WWAHT				\$17,787,616	\$10,606,826	\$28,394,442
Precinct 7A				\$4,573,511	\$3,771,929	\$8,345,440
Warnervale Town Centre				\$2,210,530	\$3,480,041	\$5,690,571
Balance of Warnervale District				\$11,366	\$2,002,845	\$2,014,211
TOTAL				\$24,583,023	\$19,861,641	\$44,444,664

Figure 10 Open Space Works Locations



6.1.2 Community Facilities

WWAHT - Community Facility Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned Costs to WWAHT				
Project Ref.	Name of Facility	Property Description	Comments	Area	Indexed Purchase Price	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014		Mar-2014	Mar-2014	Mar-2014	
CF1	Wadalba Community Centre	Sited on the Wadalba Community School	400m ² GFA facility co-located with Wadalba Primary School in 2001-02.				\$0	0.00	\$0	100%		\$0.00	\$0	\$0
CF2	Wadalba adjoining playing fields	Not land Required	This facility was deleted as part of a strategy review .				\$0	\$0	\$0					
CF3	Hamlyn Terrace Community Centre	Part Lot 71 DP 1154758 Adjoining Hamlyn Terrace Playing Fields - 80 Minesota Rd, Hamlyn Terrace	380m ² GFA facility completed in 2011/12.	0.25	\$112,638			0.25	\$112,638	100%		\$112,638	\$112,638	
CF4	Woongarra Primary School Joint Venture	Lot 1 DP 1100817	Project abandoned					\$0	\$0					
CF5	Additional District Community Facilities	To be investigated - Within Woongarra/Hamlyn Terrace/Wadalba	Assume 2,500m ² site			0.25	\$753,145	0.25	\$753,145	49.8%	0.12	\$375,265	\$0	\$375,265
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			0.40	\$263,670	0.40	\$263,670	49.8%	0.20	\$131,378	\$0	\$131,377.52
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,062,689	3.00	\$2,062,689	38.8%	1.17	\$801,173	\$0	\$801,173
TOTAL				0.250	\$112,638	3.65	\$3,079,504	3.90	\$3,192,143		1.49	\$1,420,454	\$112,638	\$1,307,816

Precinct 7A - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to Precinct 7A				
Project Ref.	Name of Facility	Property Description	Comments	Area	Indexed Purchase Price	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014			Mar-2014	Mar-2014	Mar-2014
CF5	Additional District Community Facilities	To be investigated - Within Woongarra/hamlyn Terrace/Wadalba	Assume 2,500m ² site			0.25	\$753,145	0.25	\$753,145	21.7%	0.05	\$163,189	\$0	\$163,189
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			0.40	\$263,670	0.40	\$263,670	21.7%	0.09	\$57,131	\$0	\$57,131
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,062,689	3.00	\$2,062,689	12.9%	0.39	\$265,582	\$0	\$265,582
TOTAL				0.0	\$0	3.40	\$2,326,359	3.40	\$2,326,359		0.47	\$322,714	\$0	\$322,714

WTC - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		APPORTIONMENT TO WTC				
Project Ref.	Name of Facility	Property Description	Comments	Area	Indexed Purchase Price	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014			Mar-2014	Mar-2014	Mar-2014
CF5	Additional District Community Facilities	To be investigated - Within Woongarra/hamlyn Terrace/Wadalba	Assume 2,500m ² site			0.25	\$753,145	0.25	\$753,145	10.5%	0.03	\$78,875	\$0	\$78,875
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			0.40	\$263,670	0.40	\$263,670	10.5%	0.04	\$27,613	\$0	\$27,613
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,062,689	3.00	\$2,062,689	6.2%	0.19	\$128,365	\$0	\$128,365
TOTAL				0.0	\$0		\$2,326,359	3.40	\$2,326,359		0.23	\$155,978	\$0	\$155,978

Balance of Warnervale District - Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to Balance of Warnervale District				
Project Ref.	Name of Facility	Property Description	Comments	Area	Indexed Purchase Price	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014	Mar-2014	Mar-2014	Mar-2014	Mar-2014	
CF5	Additional District Community Facilities	To be investigated - Within Woongarah/Hamlyn Terrace/Wadalba	Assume 2,500m ² site			0.25	\$753,145	0.25	\$753,145	18.0%	0.05	\$135,816	\$0	\$135,816
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HAACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			0.40	\$263,670	0.40	\$263,670	18.0%	0.07	\$47,548	\$0	\$47,548
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,062,689	3.00	\$2,062,689	15.5%	0.46	\$318,699	\$0	\$318,699
CF8	Additional Local Community Facility	within South & East Wadalba	Area determined by 400m ² GFA x 6.24m ² of land area to each m ² of GFA			0.25	\$164,531	0.25	\$164,531	100%	25%	\$164,531	\$0	\$164,531
TOTAL				TOTAL		0.0	\$0	3.65	\$2,490,890		0.79	\$530,777	\$0	\$530,777

North Wyong Release Area- Community Facilities Land				Acquired Land		Unpurchased Land Costs		TOTAL		Apportioned to North Wyong Release Area				
Project Ref.	Name of Facility	Property Description	Comments	Area	Indexed Purchase Price	Area	Total acquisition Cost	Area	Purchased & Unpurchased land	%	Area	Apportioned Cost	Completed	Unpurchased
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014	Mar-2014	Mar-2014	Mar-2014	Mar-2014	
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			3.00	\$2,062,689	3.00	\$2,062,689	26.6%	0.80	\$548,870	\$0	\$548,870
TOTAL				TOTAL		0.0	\$0	3.00	\$2,062,689		0.80	\$548,870	\$0	\$548,870

AL Community Facilities Land													
										Area	TOTAL COSTS	Completed	Unpurchased
											Mar-2014	Mar-2014	Mar-2014
WWAHT										1.49	\$1,420,454	\$112,638	\$1,307,816
Precinct 7A										0.47	\$322,714	\$0	\$322,714
WTC										0.23	\$155,978	\$0	\$155,978
Balance of Warnervale District										0.79	\$530,777	\$0	\$530,777
North Wyong Structure Plan										0.80	\$548,870	\$0	\$548,870
TOTAL										3.77	\$2,978,793	\$112,638	\$2,866,155

Community Facilities / Works- Wadalba, Woongarrah & Hamlyn Terrace				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO WWAHT			
Project Ref.	Name of Facility	Property Description	Comments	GFA	Indexed Expenditure	GFA	Unpurchased Land Costs	GFA	Completed & Proposed works	%	Apportioned Cost	Completed	Unpurchased
				m ²	Mar-2014	m ²	Mar-2014	m ²	Mar-2014	Mar-2014	Mar-2014	Mar-2014	Mar-2014
CF1	Wadalba Community Centre	Sited on the Wadalba Community School	400m ² GFA facility co-located with Wadalba Primary School in 2001-02.	400	\$1,113,431	0	\$0	400	\$1,113,431	100%	\$1,113,431	\$1,113,431	\$0
CF2	Wadalba adjoining playing fields	Not land Required	This facility was deleted as part of a strategy review .			0	\$0						
CF3	Hamlyn Terrace Community Centre	Lot 71 DP 1154759 (5.04 ha) Adjoining Hamlyn Terrace Playing Fields - 80 Minnesota Rd, Hamlyn Terrace	380m ² GFA facility completed in 2011/12.	380	\$1,423,820	0	\$0	380	\$1,423,820	100%	\$1,423,820	\$1,423,820	\$0
CF4	Woongarrah Primary School Joint Venture (Deleted)	Lot 1 DP 1100817	Project abandoned										
CF5	Additional District Community Facilities	To be investigated	Proposed 1,020 m ² GFA facility			1,020	\$4,000,000	1,020	\$4,000,000	49.8%	\$1,993,057	\$0	\$1,993,057
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			4,000	\$16,000,000	4,000	\$16,000,000	49.8%	\$7,972,228	\$0	\$7,972,228
CF7	Indoor Recreation Centre	To be determined	Apportioned over District and North Wyong Shire release areas			n/a	\$27,958,851		\$27,958,851	38.8%	\$10,859,554	\$0	\$10,859,554
TOTAL				780	\$2,537,251	5,020	\$47,958,851	5,800	\$50,496,102		\$23,362,089	\$2,537,251	\$20,824,839

Community Facilities - Precinct 7A				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO PRECINCT 7A			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Mar-2014	GFA m ²	Unpurchased Land Costs Mar-2014	GFA m ²	Acquired & unpurchased land Mar-2014	%	Cost attributed to WTC Mar-2014	Completed Mar-2014	Unpurchased Mar-2014
CF5	Additional District Community Facilities	To be investigated	Proposed 1,020 m ² GFA facility			1,020	\$4,000,000	1,020	\$4,000,000	21.7%	\$866,709	\$0	\$866,709
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HAACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			4,000	\$16,000,000	4,000	\$16,000,000	21.7%	\$3,466,834	\$0	\$3,466,834
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$27,958,851	0	\$27,958,851	12.9%	\$3,599,852	\$0	\$3,599,852
TOTAL					\$0	5,020	\$47,958,851	5,020	\$47,958,851		\$7,933,395	\$0	\$7,933,395

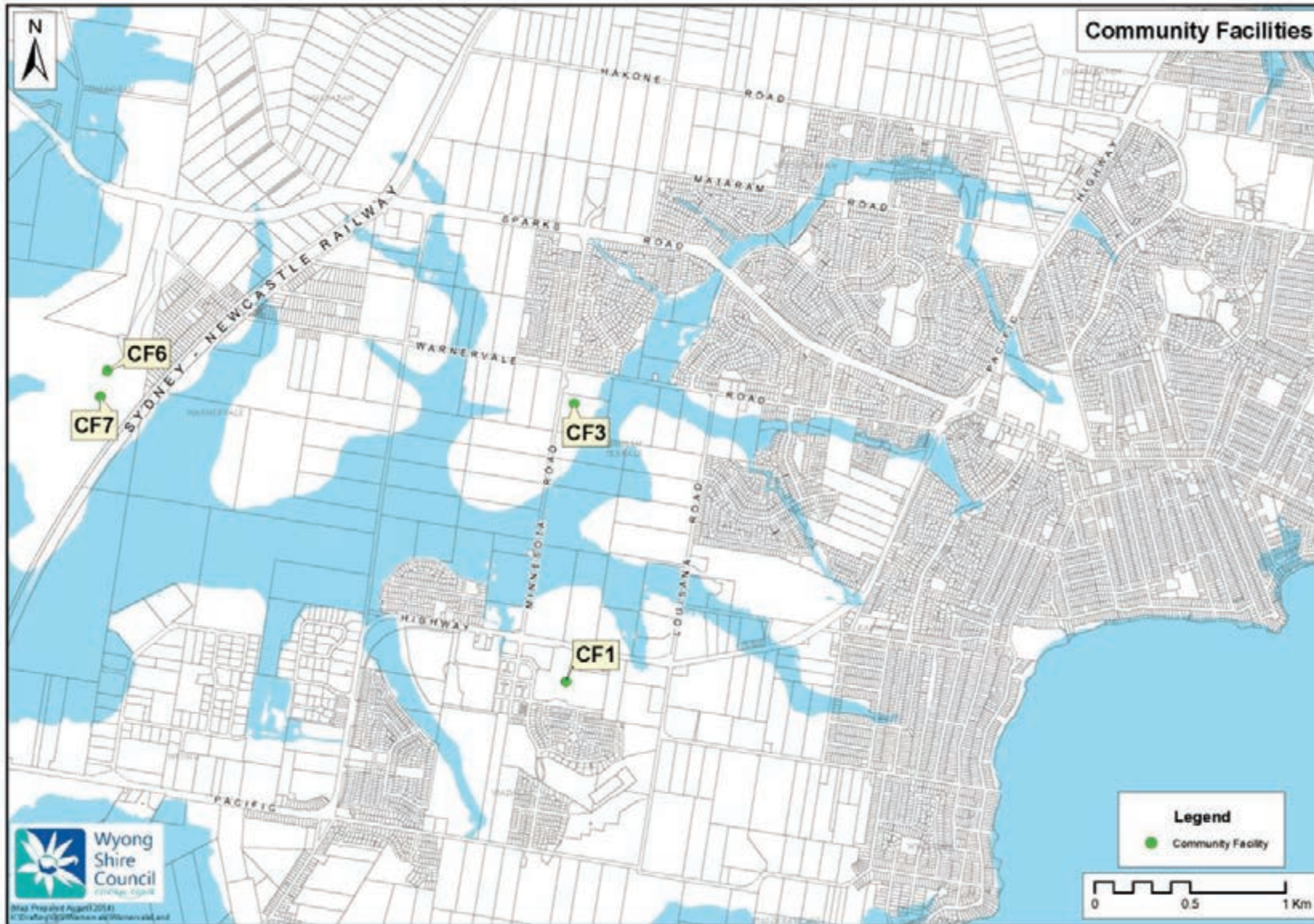
Community Facilities / Works - Warnervale Town Centre				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO WTC			
Project Ref.	Name of Facility	Property Description	Comments	GFA m ²	Indexed Expenditure Mar-2014	GFA m ²	Unpurchased Land Costs Mar-2014	GFA m ²	Acquired & unpurchased land Mar-2014	%	Cost attributed to WTC Mar-2014	Completed Mar-2014	Unpurchased Mar-2014
CF5	Additional District Community Facilities	To be investigated	Proposed 1,020 m ² GFA facility			1,020	\$4,000,000	1,020	\$4,000,000	10.5%	\$418,909	\$0	\$418,909
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HAACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			4,000	\$16,000,000	4,000	\$16,000,000	10.5%	\$1,675,637	\$0	\$1,675,637
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$27,958,851	0	\$27,958,851	6.2%	\$1,739,928	\$0	\$1,739,928
TOTAL					\$0	5,020	\$47,958,851	5,020	\$47,958,851		\$3,834,474	\$0	\$3,834,474

Community Facilities / Works - Balance of District				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO Balance of District			
Project Ref.	Name of Facility	Property Description	Comments	GFA	Indexed Expenditure	GFA	Unpurchased Land Costs	GFA	Acquired & unpurchased land	%	Cost attributed to WTC	Completed	Unpurchased
				m ²	Mar-2014	m ²	Mar-2014	m ²	Mar-2014		Mar-2014	Mar-2014	Mar-2014
CF5	Additional District Community Facilities	To be investigated	Proposed 1,020 m ² GFA facility			1,020	\$4,000,000	1,020	\$4,000,000	18.0%	\$721,325	\$0	\$721,325
CF6	Warnervale Smart Hub	Relocated from WTC to Education Site	Multi-purpose centre incorporating HACC, Integrated Child & Family Centre, Youth Precinct, Arts & Cultural Centre - Apportioned over Warnervale District			4,000	\$16,000,000	4,000	\$16,000,000	18.0%	\$2,885,301	\$0	\$2,885,301
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$27,958,851	0	\$27,958,851	15.5%	\$4,319,822	\$0	\$4,319,822
CF8	Additional Local Community Centre South & East Wadalba	To be determined	Local			400	\$2,499,999	400	\$2,499,999.45	100%	\$2,499,999	\$0	\$2,499,999
TOTAL					\$0	5,420	\$50,458,850	5,420	\$50,458,850		\$10,426,448	\$0	\$10,426,448

Community Facilities / Works - North Wyong Plan Release Area				Completed Works		Uncompleted Works		TOTAL		APPORTIONMENT TO North Wyong Structure Plan Release Area			
Project Ref.	Name of Facility	Property Description	Comments	GFA	Indexed Expenditure	GFA	Unpurchased Land Costs	GFA	Acquired & unpurchased land	%	Cost attributed to WTC	Completed	Unpurchased
				m ²	Mar-2014	m ²	Mar-2014	m ²	Mar-2014		Mar-2014	Mar-2014	Mar-2014
CF7	Indoor Recreation Centre	To be determined	Facility apportioned over 35,000 population catchment.			0	\$27,958,851	0	\$27,958,851	26.6%	\$7,439,694	\$0	\$7,439,694
TOTAL					\$0	0	\$27,958,851	0	\$27,958,851		\$7,439,694	\$0	\$7,439,694

Community Facilities Works - TOTAL										TOTAL COSTS	Completed	Unpurchased
										Mar-2014	Mar-2014	Mar-2014
	WWAHT									\$23,362,089	\$2,537,251	\$20,824,839
	Precinct 7A									\$7,933,395	\$0	\$7,933,395
	WTC									\$3,834,474	\$0	\$3,834,474
	Balance of Warnervale District									\$10,426,448	\$0	\$10,426,448
	North Wyong Structure Plan									\$7,439,694	\$0	\$7,439,694
TOTAL										\$52,996,101	\$2,537,251	\$50,458,850

Figure 11 Community Facilities Locations



6.2 Roads, Traffic Management and Bus Facilities Works

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	Mackillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	\$94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14			
R 01	Railway Road (Link Rd)	New road linking Watanobbi & Warnervale between Britania Dr & Sparks Rd.	CAPITAL	\$19,927,670	\$5,990,546	\$7,175,297	\$0	\$0	\$1,901,148	\$303,538	\$834,275	\$2,215,942	\$900,171	\$663,220	\$699,868	\$4,153,191	\$235,135	\$45,000,000	\$0	\$45,000,000
R 03	District Entry Road from Sparks Rd	Additional cost to provide off-road cycleway	CAPITAL	\$0	\$0	\$60,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$0	\$60,000
R 04	Hiawatha Road	Road Widening	CAPITAL	\$0	\$0	\$851,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$851,877	\$0	\$851,877
R 06	Hakone Rd	Half Road adjacent to Open Space + Vehicular bridge over Railway Line + Off road cycleway	CAPITAL	\$0	\$0	\$2,912,502	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,912,502	\$17,758,555	\$20,671,057
			LAND	\$0	\$0	\$48,760	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$48,760	\$0	\$48,760
R 08	Mountain Road	Reconstruct Road across flood plain	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,168,025	\$0	\$0	\$0	\$0	\$0	\$5,168,025	\$0	\$5,168,025
R 16	Sparks Rd	Pedestrian Crossing of Railway	CAPITAL	\$0	\$553,385	\$662,829	\$0	\$0	\$0	\$28,040	\$77,067	\$0	\$0	\$0	\$0	\$0	\$0	\$1,321,321	\$0	\$1,321,321
R 19	Nikko Rd (sth section) TC2 - Type 2 Street	Town Centre Rd - 1/2 Road adjacent to railway line + land acquisition for widening	CAPITAL	\$0	\$0	\$833,485	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$833,485	\$0	\$833,485
			LAND	\$0	\$0	\$613,440	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$613,440	\$0	\$613,440
R 29	Hill Top Park Frontage TC9 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	CAPITAL	\$0	\$0	\$968,821	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$968,821	\$0	\$968,821
R 41	WTC Riparian Crossing TC23 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	CAPITAL	\$0	\$0	\$339,668	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$339,668	\$0	\$339,668
R 57	WTC cycleways & Bus Shelters	3.1 Km of off-road cycleway + 8 bus shelters	CAPITAL	\$0	\$0	\$880,025	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$880,025	\$0	\$880,025
R 49 01	Hakone Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$687,710	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$687,710	\$0	\$687,710
			LAND	\$126,806	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$126,806	\$0	\$126,806
R 49 02	Mataram Road	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$1,782,104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,782,104	\$0	\$1,782,104
			LAND	\$164,331	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$164,331	\$0	\$164,331
R 49 03	Waterside Drive	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$903,521	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$903,521	\$0	\$903,521
			LAND	\$179,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$179,427	\$0	\$179,427
R 49 04	Mountain View Dr - between Mataram - Sparks	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$1,592,866	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,592,866	\$0	\$1,592,866
			LAND	\$386,458	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386,458	\$0	\$386,458
R 49 06	Minnesota Rd (between Sparks & Warnervale Road)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$355,439	\$0	\$127,982	\$0	\$0	\$0	\$5,414	\$14,881	\$0	\$0	\$0	\$0	\$0	\$0	\$503,716	\$0	\$503,716
			LAND	\$42,797	\$0	\$15,410	\$0	\$0	\$0	\$652	\$1,792	\$0	\$0	\$0	\$0	\$0	\$0	\$60,650	\$0	\$60,650
R 49 07	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$4,128,551	\$1,241,102	\$1,486,555	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$144,997	\$0	\$0	\$7,001,206	\$0	\$7,001,206
			LAND	\$8,597	\$2,584	\$3,095	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302	\$0	\$0	\$14,578	\$0	\$14,578
R 49 08	Warnervale Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$3,168,876	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,168,876	\$0	\$3,168,876
			LAND	\$118,180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$118,180	\$0	\$118,180
R 49 09	Louisiana Road (Nth Pacific Hwy to Warnervale Rd)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$985,743	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$985,743	\$0	\$985,743
			LAND	\$102,222	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$102,222	\$0	\$102,222
R 49 10	Figtree Boulevard	Additional 6m pavement width (7m to 13m) & 22 m road reserve	CAPITAL	\$2,000,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000,979	\$0	\$2,000,979
			LAND	\$255,122	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$255,122	\$0	\$255,122

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadaiba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	\$94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14			
R 49 11	Van Strappen Road - Wahroongah Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve	CAPITAL	\$666,063	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$666,063	\$0	\$666,063
			LAND	\$173,302	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$173,302	\$0	\$173,302
R 49 12	Johns Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$2,012,237	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,012,237	\$0	\$2,012,237
			LAND	\$134,570	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$134,570	\$0	\$134,570
R 49 13	Louisiana Rd (Sth Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	CAPITAL	\$0	\$0	\$0	\$336,081	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$336,081	\$0	\$336,081
			LAND	\$0	\$0	\$0	\$30,192	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,192	\$0	\$30,192
R 49 14	Georgia Drive / Primrose Drive	Additional 2m pavement width (7m to 9m) in varying width road reserve	CAPITAL	\$2,150,577	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,150,577	\$0	\$2,150,577
			LAND	\$326,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,800	\$0	\$326,800
R 49 15	Peppercorn Avenue (North - Sparks Road)	Additional 2m pavement width (7m to 9m) & 18 m road reserve	CAPITAL	\$500,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000
			LAND	\$129,394	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$129,394	\$0	\$129,394
R 49 16	Clydesdale Street	Addit. Land cost only	CAPITAL	\$53,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$53,600	\$0	\$53,600
			LAND	\$138,021	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$138,021	\$0	\$138,021
R 49 17	New Rear Residential Access - DPs 22195	rear access	CAPITAL	\$0	\$0	\$0	\$0	\$433,717	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$433,717	\$0	\$433,717
			LAND	\$0	\$0	\$0	\$0	\$94,889	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,889	\$0	\$94,889
R 49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	rear access	CAPITAL	\$0	\$0	\$0	\$0	\$226,007	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$226,007	\$0	\$226,007
			LAND	\$0	\$0	\$0	\$0	\$347,867	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,867	\$0	\$347,867
R 49 19	Orchid Way	Additional 4m pavement width (7m to 11m) & 20 m road reserve	CAPITAL	\$628,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$628,079	\$0	\$628,079
			LAND	\$160,271	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,271	\$0	\$160,271
R 49 20	Louisiana Rd- Minnesota Rd Link	Additional 4m pavement width (7m to 11m) & 22/20 m road reserve	CAPITAL	\$773,060	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$773,060	\$0	\$773,060
			LAND	\$160,018	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$160,018	\$0	\$160,018
R 49 30	Bus Stops, bus lay-bys & pedestrian refuges		CAPITAL	\$971,629	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$971,629	\$0	\$971,629
RP7 -01	Road 1 Entry Road	Additional width for collector road	CAPITAL	\$0	\$2,970,697	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$347,063	\$0	\$0	\$3,317,760	\$0	\$3,317,760
			LAND	\$0	\$223,067	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,061	\$0	\$0	\$249,127	\$0	\$249,127
RP7 -02	Virginia Road	Additional width for collector road	CAPITAL	\$0	\$2,339,820	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,339,820	\$0	\$2,339,820
			LAND	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RP7-03	Warnervale Road (Western End)	Additional width for collector road	CAPITAL	\$0	\$6,848,780	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,848,780	\$0	\$6,848,780
			LAND	\$0	\$615,664	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$615,664	\$0	\$615,664
RP7 -04	Albert Warner Drive	Half Road adjacent to Zone Open Space on Northern Side	CAPITAL	\$0	\$156,443	\$0									\$18,277			\$174,720	\$0	\$174,720
RP7 -05	Cycleways	Cycleways	CAPITAL	\$0	\$2,245,971	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,394	\$0	\$0	\$2,508,365	\$0	\$2,508,365
Total Capital Costs				\$43,288,704	\$22,346,745	\$16,299,040	\$336,081	\$659,724	\$1,901,148	\$336,992	\$926,223	\$7,383,968	\$900,171	\$663,220	\$1,472,599	\$4,153,191	\$235,135	\$100,902,939	\$17,758,555	\$118,661,494
Total Land Costs				\$2,606,316	\$841,315	\$680,705	\$30,192	\$442,756	\$0	\$652	\$1,792	\$0	\$0	\$0	\$26,363	\$0	\$0	\$4,630,090	\$0	\$4,630,090
TOTALS ROADS COSTS				\$45,895,019	\$23,188,060	\$16,979,745	\$366,273	\$1,102,480	\$1,901,148	\$337,643	\$928,015	\$7,383,968	\$900,171	\$663,220	\$1,498,962	\$4,153,191	\$235,135	\$105,533,029	\$17,758,555	\$123,291,584

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 6C & 6B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnevale Education Site)	BRUCE CRESCENT	GRAMMIAH SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES
	Map Reference No.			1	3	2	4	5	6	7	8	11	10	12	9	13	14			\$0
I1	Mataram Rd/Hiawatha Roads	Raised Intersection, w ith speed cushions in Hiawatha	CAPITAL	\$0	\$0	\$257,976	\$0	\$0	\$68,353	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$326,329	\$0	\$326,329
I3	WTC Internal Intersection on Entry Rd	Signals	CAPITAL	\$0	\$0	\$701,612	\$0	\$0	\$0	\$0	\$81,577	\$0	\$0	\$0	\$0	\$0	\$0	\$783,189	\$0	\$783,189
I4	WTC northern internal Intersection - Road Type 3B/Road Type 3B	Signals	CAPITAL	\$0	\$0	\$412,762	\$0	\$0	\$109,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,126	\$0	\$522,126
I5	WTC middle internal Intersection - Road Type 8A/Road Type 10	Signals	CAPITAL	\$0	\$0	\$412,762	\$0	\$0	\$109,364	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$522,126	\$0	\$522,126
I7	Chelmsford/Arizona Roads	Roundabout plus land	CAPITAL	\$2,108,493	\$0	\$759,199	\$0	\$0	\$201,155	\$32,117	\$88,272	\$0	\$0	\$0	\$74,051	\$0	\$0	\$3,263,287	\$0	\$3,263,287
I8	Arizona/Hakone Roads	Roundabout plus land	CAPITAL	\$2,189,259	\$0	\$788,280	\$0	\$0	\$208,861	\$0	\$0	\$0	\$0	\$0	\$76,888	\$0	\$0	\$3,263,287	\$0	\$3,263,287
I9	Hakone Rd/Waterside Dr/Sports Field	Signals	CAPITAL	\$1,300,268	\$0	\$468,184	\$0	\$0	\$124,049	\$19,806	\$0	\$0	\$0	\$0	\$45,666	\$0	\$0	\$1,957,972	\$0	\$1,957,972
I10	Hakone/Hiawatha Roads	Signals	CAPITAL	\$0	\$0	\$1,031,904	\$0	\$0	\$273,411	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,305,315	\$0	\$1,305,315
I11	Entry Road/Main Street/ Nikko Rd extension	Signals	CAPITAL	\$0	\$0	\$475,724	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,401	\$0	\$0	\$522,126	\$0	\$522,126
I19	Sub-arterial (West of Railway) East	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,957,972	\$0	\$1,957,972	\$0	\$1,957,972
I20	Sub-arterial (West of Railway) West	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,957,972	\$0	\$1,957,972	\$0	\$1,957,972
I21	Sub-arterial/Railway Station/ Nikko Rd	Signals or Roundabout	CAPITAL	\$0	\$0	\$2,338,707	\$0	\$0	\$0	\$0	\$271,923	\$0	\$0	\$0	\$0	\$0	\$0	\$2,610,630	\$0	\$2,610,630
I22	Sparks Rd/Burnet Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,641,202	\$1,885,373	\$0	\$0	\$0	\$0	\$6,526,575	\$0	\$6,526,575
I23	Sparks Rd/Mountain Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,641,202	\$1,885,373	\$0	\$0	\$0	\$0	\$6,526,575	\$0	\$6,526,575
I24	Sparks Rd/Jack Grant Drive	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,712,962	\$1,508,298	\$0	\$0	\$0	\$0	\$5,221,260	\$0	\$5,221,260
I27	Sparks Rd/Hue Hue Rd	Seagull	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,305,315	\$0	\$0	\$0	\$1,305,315	\$0	\$1,305,315
I28	Sparks/Prec 14	Roundabout	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,174,783	\$0	\$0	\$0	\$1,174,783	\$0	\$1,174,783
I29	Hue Hue/Prec 14	Seagull	CAPITAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,174,783	\$0	\$0	\$0	\$1,174,783	\$0	\$1,174,783
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A	Signals	CAPITAL	\$0	\$0	\$353,082	\$0	\$0	\$93,552	\$0	\$41,053	\$0	\$0	\$0	\$34,439	\$0	\$0	\$522,126	\$0	\$522,126
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension	Signals	CAPITAL	\$0	\$0	\$652,657	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$652,657	\$0	\$652,657
I 49 1	Sparks/Warnevale Roads	Signals	CAPITAL	\$965,427	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$965,427	\$0	\$965,427
I 49 2	Sparks/Minnesota Roads	Signals	CAPITAL	\$2,676,433	\$0	\$963,695	\$0	\$0	\$0	\$40,767	\$112,049	\$0	\$0	\$0	\$0	\$0	\$0	\$3,792,945	\$0	\$3,792,945
I 49 3	Sparks/Pacific Hwy/Wallarah Roads	Signals	CAPITAL	\$1,163,501	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,163,501	\$2,113,966	\$3,277,467
I 49 4	Sparks/Peppercorn	left in / left out only	CAPITAL	\$906,263	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$906,263	\$0	\$906,263
I 49 5	Pacific Hwy/Pearce Rd/Craigie Ave (incl ped facility)	Signals	CAPITAL	\$1,613,905	\$0	\$0	\$459,324	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,073,229	\$0	\$2,073,229
I 49 6	Pacific Hwy / Minnesota Rd-Flgtree Boulevard	Signals	CAPITAL	\$1,338,344	\$481,894	\$402,326	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,003	\$0	\$0	\$2,269,566	\$0	\$2,269,566
I 49 7	Minnesota Rd/ Warnervale Rd	Signals w ith left turn slip lane	CAPITAL	\$1,859,479	\$0	\$669,537	\$0	\$0	\$0	\$28,324	\$77,847	\$0	\$0	\$0	\$0	\$0	\$0	\$2,635,187	\$0	\$2,635,187
I 49 8	Pacific Highway/Warnevale Road	Closure	CAPITAL	\$132,997	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$132,997	\$0	\$132,997
I 49 9	Sparks/Hiawatha Roads	left in / left out	CAPITAL	\$0	\$0	\$139,461	\$0	\$0	\$0	\$5,900	\$16,215	\$0	\$0	\$0	\$0	\$0	\$0	\$161,576	\$0	\$161,576
I 49 10	Sparks/Dundonald Rd	left in / left out	CAPITAL	\$131,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$131,099	\$0	\$131,099

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1 (SEW)	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES	
	Map Reference No.			1	3	2	4	5	6	7	8	11	10	12	9	13	14			\$0	
I 49 11	Pacific Hwy/Louisiana Road	Signals	CAPITAL	\$0	\$0	\$0	\$8,357,576	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,357,576	\$2,212,992	\$10,570,568
I 49 12	Mataram Rd / Mountain View Dr	Signals	CAPITAL	\$343,524	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$343,524	\$0	\$343,524
I 49 14	Warnervale Rd/Louisiana Rd	Signals	CAPITAL	\$772,929	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$772,929	\$0	\$772,929
I 49 15	Pacific Hwy/Johns Rd/Pollock Ave	Roundabout	CAPITAL	\$2,519,853	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,519,853	\$0	\$2,519,853
I 49 16	Pacific Hwy/Lucca Rd	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$1,912,810	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,912,810	\$2,381,240	\$4,294,050
I 49 17	Pacific Hwy/London Drive Extension	Signals	CAPITAL	\$0	\$0	\$0	\$0	\$2,383,484	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,383,484	\$0	\$2,383,484
IP7-1	Southern leg of WTC Entry Rd/Sparks Rd	Fourth Leg to Signals	Construction		\$3,084,712							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,084,712	\$0	\$3,084,712
IP7-2	Warnervale Rd /Entry Rd Intersection	Traffic Signals	Construction		\$719,766							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$719,766	\$0	\$719,766
IP7-3	Warnervale Road and Minnesota Rd	Slip Lane	Construction		\$822,590							\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$822,590	\$0	\$822,590
TOTAL INTERSECTION COSTS				\$20,021,775	\$5,108,962	\$10,827,869	\$8,816,900	\$4,296,293	\$1,188,108	\$126,913	\$688,937	\$12,995,366	\$5,279,043	\$3,654,882	\$324,449	\$3,915,945	\$0	\$77,245,441	\$6,708,198	\$83,953,639	

PROJECT REFERENCE	PROJECT NAME	Description of Works	capital / land	TOTAL WWAHT	TOTAL PRECINCT 7A	TOTAL WTC	Wadalba 8C & 8B1	North Wyong Industrial Estate	Employment Corridor	MacKillop Catholic College	Super Clinic - DA/1396/2009	Wyong Employment Zone - Mountain Rd Precinct	Wyong Employment Zone - South & West	PRECINCT 14	Porters Enterprise Park (formerly Warnervale Education Site)	BRUCE CRESCENT	GRAMMAR SCHOOL	S94 Funding from All Catchments	RTA Funding + other	TOTAL PROJECT COST ESTIMATES	
	Map Reference No.			1	3	2	4	5	6	7	8	9	10	11	12	13	14				
TOTAL CAPITAL COSTS				\$63,310,479	\$27,455,707	\$27,126,909	\$9,152,982	\$4,956,017	\$3,089,256	\$463,904	\$1,615,160	\$20,379,333	\$6,179,214	\$4,318,102	\$1,797,048	\$8,069,135	\$235,135	\$178,148,380	\$24,466,753	\$202,615,133	
TOTAL LAND COSTS				\$2,606,316	\$841,315	\$680,705	\$30,192	\$442,756	\$0	\$652	\$1,792	\$0	\$0	\$0	\$0	\$26,363	\$0	\$0	\$4,630,090	\$0	\$4,630,090
TOTAL COSTS				\$65,916,795	\$28,297,022	\$27,807,614	\$9,183,174	\$5,398,773	\$3,089,256	\$464,556	\$1,616,951	\$20,379,333	\$6,179,214	\$4,318,102	\$1,823,410	\$8,069,135	\$235,135	\$182,778,470	\$24,466,753	\$207,245,223	
% of total S94 costs				36.06%	15.48%	15.21%	5.02%	2.95%	1.69%	0.25%	0.88%	11.15%	3.38%	2.36%	1.00%	4.41%	0.13%	100.00%			

WARNERVALE DISTRICT ROAD WORKS			TOTAL		
Project No.	ROAD	Project Description	WORKS & LAND	Other Sources of Funding	WORKS & LAND costs levied under S94 Plans Mar-14
R 01	Railway Road (Link Rd)	New road linking Watanobbi & Warnervale between	\$45,000,000	\$0	\$45,000,000
R 03	District Entry Road from Sparks Rd	Additional cost to provide off-road cycleway	\$60,000	\$0	\$60,000
R 04	Hiawatha Road	Road Widening	\$851,877	\$0	\$851,877
R 06	Hakone Rd	Half Road adjacent to Open Space + Vehicular Bridge over Railway	\$20,719,817	\$17,758,555	\$2,961,262
R 08	Mountain Road	Reconstruct Road across flood plain	\$5,168,025	\$0	\$5,168,025
R 16	Sparks Rd	Pedestrian Crossing of Railway	\$1,321,321	\$0	\$1,321,321
R 19	Nikko Rd (sth section) TC2 - Type 2 Street	Town Centre R2 - 1/2 Road adjacent to railway line + land	\$1,446,925	\$0	\$1,446,925
R 29	Hill Top Park Frontage TC9 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	\$968,821	\$0	\$968,821
R 41	WTC Riparian Crossing TC23 - Type 9 Street	Full Width (equivalent) across open space riparian corridor	\$339,668	\$0	\$339,668
R 57	WTC cycleways & Bus Shelters	3.1 Km of off-road cycleway + 8 bus shelters	\$880,025	\$0	\$880,025
R 49 01	Hakone Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$814,516	\$0	\$814,516
R 49 02	Mataram Road	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$1,946,435	\$0	\$1,946,435
R 49 03	Waterside Drive	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$1,082,948	\$0	\$1,082,948
R 49 04	Mountain View Dr - between Mataram - Sparks	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$1,979,324	\$0	\$1,979,324
				\$0	\$0
R 49 06	Minnesota Rd (between Sparks & Warnervale Road)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$564,366	\$0	\$564,366
R 49 07	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$7,015,784	\$0	\$7,015,784
R 49 08	Warnervale Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$3,287,056	\$0	\$3,287,056
R 49 09	Louisiana Road (Nth Pacific Hwy to Warnervale Rd)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$1,087,964	\$0	\$1,087,964
R 49 10	Figtree Boulevard	Additional 6m pavement width (7m to 13m) & 22 m road reserve	\$2,256,101	\$0	\$2,256,101

WARNERVALE DISTRICT ROAD WORKS			TOTAL		
Project No.	ROAD	Project Description	WORKS & LAND	Other Sources of Funding	WORKS & LAND costs levied under S94 Plans Mar-14
R 49 11	Van Strappen Road - Wahroongah Extn	Additional 4m pavement width (7m to 11m) & 22 m road reserve	\$839,365	\$0	\$839,365
R 49 12	Johns Rd	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$2,146,807	\$0	\$2,146,807
R 49 13	Louisiana Rd (Sth Pacific Hwy)	Additional 4m pavement width (7m to 11m) & 2 m road reserve widening	\$366,273	\$0	\$366,273
R 49 14	Georgia Drive / Primrose Drive	Additional 2m pavement width (7m to 9m) in varying width road	\$2,477,377	\$0	\$2,477,377
R 49 15	Peppercorn Avenue (North - Sparks Road)	Additional 2m pavement width (7m to 11m) & 20 m road reserve	\$629,394	\$0	\$629,394
R 49 16	Clydesdale Street	Additional 2m pavement width (7m to 11m) & 20 m road reserve	\$191,621	\$0	\$191,621
R 49 17	New Rear Residential Access - DPs 22195	rear access	\$528,606	\$0	\$528,606
R 49 18	Devon Lane - Nth Wyong Industrial - Residential Rear Access	rear access	\$573,874	\$0	\$573,874
R 49 19	Orchid Way	Additional 4m pavement width (7m to 11m) & 20 m road reserve	\$788,350	\$0	\$788,350
R 49 20	Louisiana Rd- Minnesota Rd Link	Additional 4m pavement width (7m to 11m) & 22/20 m road reserve	\$933,078	\$0	\$933,078
R 49 30	Bus Stops, bus lay-bys & pedestrian refuges		\$971,629	\$0	\$971,629
RP7 -01	Road 1 Entry Road	Additional width for collector road	\$3,566,887	\$0	\$3,566,887
RP7 -02	Virginia Road	Additional width for collector road	\$2,339,820	\$0	\$2,339,820
RP7-03	Warnervale Road (Western End)	Additional width for collector road	\$7,464,445	\$0	\$7,464,445
RP7 -04	Albert Warner Drive	Main Road adjacent to Zone Open Space on Northern Site	\$174,720	\$0	\$174,720
RP7 -05	Cycleways	Cycleways	\$2,508,365	\$0	\$2,508,365
TOTAL			\$123,291,584	\$17,758,555	\$105,533,029

WARNEVALE DISTRICT INTERSECTIONS			COMPLETED WORKS			FUTURE WORKS			TOTAL
Project code	Intersection location	Intersection works	Indexed actual expenditure	Indexed RTA contribution & other expenditure	S94 Indexed Expenditure	Indexed Projected Costs	Indexed RTA Funding + other	Total Indexed Projected Costs less contributions from RTA +	Total Cost under S94 Plans
			Mar-14	Mar-14	Mar-14	Mar-14	Mar-14	Mar-14	Mar-14
I1	Mataram Rd/Hiwatha Roads	Raised Intersection, with speed cushions in Hiawatha	\$0	\$0	\$0	\$326,329	\$0	\$326,329	\$326,329
I3	WTC Internal Intersection on Entry Rd	Signals	\$0	\$0	\$0	\$783,189	\$0	\$783,189	\$783,189
I4	WTC northern internal intersection - Road Type 3B/Road Type 3B	Signals	\$0	\$0	\$0	\$522,126	\$0	\$522,126	\$522,126
I5	WTC middle internal intersection - Road Type 8A/Road Type 10	Signals	\$0	\$0	\$0	\$522,126	\$0	\$522,126	\$522,126
I7	Cheimsford/Arizona Roads	Roundabout plus land	\$0	\$0	\$0	\$3,263,287	\$0	\$3,263,287	\$3,263,287
I8	Arizona/Hakone Roads	Roundabout plus land	\$0	\$0	\$0	\$3,263,287	\$0	\$3,263,287	\$3,263,287
I9	Hakone Rd/Waterside Dr/Sports Field	Signals	\$0	\$0	\$0	\$1,957,972	\$0	\$1,957,972	\$1,957,972
I10	Hakone/Hiwatha Roads	Signals	\$0	\$0	\$0	\$1,305,315	\$0	\$1,305,315	\$1,305,315
I11	Entry Road/Main Street/ Nikko Rd extension	Signals	\$0	\$0	\$0	\$522,126	\$0	\$522,126	\$522,126
I19	Sub-arterial (West of Railway) East	Signals	\$0	\$0	\$0	\$1,957,972	\$0	\$1,957,972	\$1,957,972
I20	Sub-arterial (West of Railway) West	Signals	\$0	\$0	\$0	\$1,957,972	\$0	\$1,957,972	\$1,957,972
I21	Sub-arterial/Railway Station/ Nikko Rd	Signals or Roundabout	\$0	\$0	\$0	\$2,610,630	\$0	\$2,610,630	\$2,610,630
I22	Sparks Rd/Burnet Rd	Signals	\$0	\$0	\$0	\$6,526,575	\$0	\$6,526,575	\$6,526,575
I23	Sparks Rd/Mountain Rd	Signals	\$0	\$0	\$0	\$6,526,575	\$0	\$6,526,575	\$6,526,575
I24	Sparks Rd/Jack Grant Drive	Signals	\$0	\$0	\$0	\$5,221,260	\$0	\$5,221,260	\$5,221,260
I27	Sparks Rd/Hue Hue Rd	Seagull	\$0	\$0	\$0	\$1,305,315	\$0	\$1,305,315	\$1,305,315
I28	Sparks/Prec 14	Roundabout	\$0	\$0	\$0	\$1,174,783	\$0	\$1,174,783	\$1,174,783
I29	Hue Hue/Prec 14	Seagull	\$0	\$0	\$0	\$1,174,783	\$0	\$1,174,783	\$1,174,783
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A	Signals	\$0	\$0	\$0	\$522,126	\$0	\$522,126	\$522,126
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension	Signals	\$0	\$0	\$0	\$652,657	\$0	\$652,657	\$652,657
I49 1	Sparks/Warnevale Roads	Signals	\$965,427	\$0	\$965,427		\$0		\$965,427
I49 2	Sparks/Minnesota Roads	Signals	\$2,207,359	\$0	\$2,207,359	\$1,585,585	\$0	\$1,585,585	\$3,792,945
I49 3	Sparks/Pacific Hwy/Wallarah Roads	Signals	\$0	\$0	\$0	\$3,277,467	\$2,113,966	\$1,163,501	\$1,163,501
I49 4	Sparks/Peppercorn	left in / left out only	\$906,263	\$0	\$906,263		\$0	\$0	\$906,263
I49 5	Pacific Hwy/Pearce Rd/Craigie Ave (incl ped facility)	Signals	\$7,184,055	\$5,110,826	\$2,073,229	\$0		\$0	\$2,073,229
I49 6	Pacific Hwy / Minnesota Rd-Figtree Boulevard	Signals	\$2,269,566		\$2,269,566		\$0	\$0	\$2,269,566
I49 7	Minnesota Rd/ Warnevale Rd	Signals with left turn slip lane	\$2,063,759		\$2,063,759	\$571,428		\$571,428	\$2,635,187
I49 8	Pacific Highway/Warnevale Road	Closure	\$132,997		\$132,997		\$0		\$132,997
I49 9	Sparks/Hiwatha Roads	left in / left out	\$0	\$0	0	\$161,576	\$0	\$161,576	\$161,576
I49 10	Sparks/Dundonald Rd	left in / left out	\$0	\$0	0	\$131,099	\$0	\$131,099	\$131,099
I49 11	Pacific Hwy/Louisiana Road	Signals	\$0	\$0	0	\$10,570,568	\$2,212,992.02	\$8,357,576	\$8,357,576
I49 12	Mataram Rd / Mountain View Dr	Signals	\$0	\$0	0	\$343,524	\$0	\$343,524	\$343,524
I49 14	Warnevale Rd/Louisiana Rd	Signals	\$0	\$0	0	\$772,929	\$0	\$772,929	\$772,929
I49 15	Pacific Hwy/Johns Rd/Pollock Ave	Roundabout	\$2,884,742	\$364,889	\$2,519,853		\$0	\$0	\$2,519,853
I49 16	Pacific Hwy/Lucca Rd	Signals	\$0	\$0	0	\$4,294,050	\$2,381,240	\$1,912,810	\$1,912,810
I49 17	Pacific Hwy/London Drive Extension	Signals	\$2,383,484	\$0	\$2,383,484		\$0	\$0	\$2,383,484
IP7-1	Southern leg of WTC Entry Rd/Sparks Rd	Fourth Leg to Signals	\$0	\$0		\$3,084,712	\$0	\$3,084,712	\$3,084,712
IP7-2	Warnevale Rd /Entry Rd Intersection	Traffic Signals	\$0	\$0		\$719,766	\$0	\$719,766	\$719,766
IP7-3	Warnevale Road and Minnesota Rd	Slip Lane	\$0	\$0	0	\$822,590	\$0	\$822,590	\$822,590
TOTAL			\$20,997,653	\$5,475,715	\$15,521,939	\$68,431,700	\$6,708,198	\$61,723,502	\$77,245,441

6.2.1 Roads and Traffic Management Facilities Staging/Priorities

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
R1	Link Road	✓			Stage 1 2009. Stage 2 likely to be constructed by 2024
R3	District Entry Road	✓			Required in conjunction with adjoining development and/or new Railway Station - Likely to be constructed by 2014
R6	Hakone Road	✓			In conjunction with the adjoining development
R8	Mountain Road	✓			In conjunction with the adjoining development
R16	Sparks Road (Ped Facilities at Railway Overpass)	✓	✓	✓	With development of District Centre
R19	Nikko Rd (south section) TC2 – Type 2 Street				In conjunction with the adjoining development
R29	Hill Top Park Frontage TC9 – 10 Street				In conjunction with the adjoining development
R41	Riparian Crossing TC23 – 10 Street				In conjunction with the adjoining development
R57	Warnervale Town Centre Cycleways & Bus Shelters				In conjunction with the adjoining development

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
R49 1	Hakone Road	✓			In conjunction with the adjoining development
R49 2	Mataram Road	✓			In conjunction with the adjoining development
R49 3	Waterside Drive	✓			Completed
R49 4	Mountain View Drive	✓			Completed
R49 6	Minnesota Rd (between Sparks & Warnervale Road)	✓			Completed
R49 6	Minnesota Rd (between Warnervale Rd & Pacific Hwy)	✓			Completed
R49 8	Warnervale Road	✓			Section between Ebony Drive & Monarch Drive to be constructed 2013-2014. Remainder in conjunction with the adjoining development
R49 9	Louisiana Road Nth	✓			In conjunction with the adjoining development
R49 10	Figtree Boulevard	✓			In conjunction with the adjoining development
R49 11	Van Strappen Road	✓			In conjunction with the adjoining development
R49 12	Johns Road	✓			In conjunction with the adjoining development
R49 13	Louisiana Road Sth	✓			In conjunction with the adjoining development
R49 14	Georgia Drive	✓			In conjunction with the adjoining development
R49 15	Peppercorn Avenue				Completed
R49 16	Clydesdale Street	✓			In conjunction with the adjoining development
R49 17	Nth Wyong Industrial - Rear Access Rd to Residential Prop. Sth of Donaldson	✓			New rear residential access - in conjunction with the adjoining development.
R49 18	Devon Lane				Completed
R49 19	Orchard Way				Completed
R49 20	Louisiana Rd- Minnesota Rd Link				In conjunction with the adjoining development
R49 30	Bus stops & Pedestrian Refuges				In conjunction with the adjoining development
RP7-01	Precinct 7A Entry Rd				When traffic volumes require after substantial development of Precinct 7A.
RP7-02	Virginia Rd				In conjunction with the adjoining development
RP7-03	Warnervale Rd (West of Minnesota Rd)				In conjunction with the adjoining development
RP7-04	Cycleway Network				In conjunction with the adjoining development

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
I1	Mataram/Hiawatha Roads	✓			In conjunction with the adjoining development
I3	WTC Internal Intersection on Entry Road	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I4	WTC northern internal intersection - Road Type 3B/Road Type 3B	✓			In conjunction with the adjoining development
I5	WTC middle Internal Intersection - Road Type 8A/Road Type 10	✓	✓	✓	In conjunction with the adjoining development
I7	Chelmsford/Arizona Roads (Roundabout and Land)	✓	✓	✓	When either situation occurs
I8	Arizona/Hakone Roads (Roundabout and Land)	✓	✓	✓	When either situation occurs
I9	Hakone Rd/Waterside Dr/Sports Field	✓			In conjunction with the adjoining development, development of the Warnervale Town Centre or there are safety issues.
I10	Hakone/Hiawatha Roads (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development or development of WTC, with access from Hakone Rd. Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I11	Entry Road/Main Street/ Nikko Rd extension	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) upon commencement of operations of the Railway Station or when average delay for intersection exceeds 42 secs or there are safety issues.
I19	Sub-arterial (West of Railway) East (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I20	Sub-arterial (West of Railway) West (Signals)	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I21	Sub-arterial/Railway Station/ Nikko Rd	✓	✓	✓	Stage 1 (construction of intersection) - In conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I22	Sparks Road/Burnet Road	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I23	Sparks Road/Mountain Road	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I24	Sparks Road/Jack Grant Drive	✓	✓	✓	Signals required in conjunction with intersection upgrade if average delay for intersection exceeds 42 secs or there are safety issues.
I27	Sparks Rd/Hue Hue Rd		✓	✓	When average delay exceeds 42 secs or there are safety issues.
I28	Sparks/Prec 14	✓			In conjunction with Stage 1 of the adjoining development
I29	Hue Hue/Prec 14				In conjunction with Stage 1 of the adjoining development
I31	WTC Entry Rd/ Nikko Rd /Road Type 8A				Stage 1 (construction of intersection) in conjunction with adjoining development. Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues.
I32	WTC Internal Intersection - Mataram Rd Extension/Minnesota Rd Extension				Stage 1 (construction of intersection), in conjunction with the adjoining development, Stage 2 (Signals) when average delay for intersection exceeds 42 secs or there are safety issues

Ref.	Works	Timing of Works/When Required			Comments
		When Adjacent Development Proceeds	Average Delay Exceeds 42 sec	Road Safety Upgrade	
I49 1	Sparks/Warnervale Roads				Completed
I49 2	Sparks/Minnesota Roads	✓			Largely completed – extension of turning lanes required in future.
I49 3	Sparks/Pacific Hwy/Wallarah Roads	✓	✓	✓	Long term as traffic volumes require.
I49 4	Sparks/Collector (east of floodplain)				Completed
I49 5	Pacific Hwy/Pearce Road/Craigie Ave (incl pedestrian facility)				Completed
I49 6	Pacific Hwy/Minnesota Road				Complete
I49 7	Minnesota/Warnervale Roads		✓	✓	Largely completed. Left turn slip lane Minnesota Road to Warnervale Road (west) required in conjunction with construction of the road connecting Warnervale Road to Sparks Road, west of Minnesota Road
I49 8	Pacific Highway/Warnervale Road (Closure)				Complete
I49 9	Sparks/Hiawatha Roads		✓	✓	When alternative connection is available over the railway line between Hakone Road and Sparks Road
I49 10	Sparks/Dundonald Road (left in/left out)		✓	✓	Left in/Left out arrangement required in conjunction with duplication of Sparks Road or when average delay for intersection exceeds 42 secs or there are safety issues
I49 11	Pacific Hwy/Louisiana Road	✓	✓	✓	In conjunction with adjoining development
I49 12	Mataram Road Signals		✓	✓	When either situation occurs
I49 14	Warnervale Road/Louisiana Road Signals	✓	✓	✓	Required with development of the local centre or when average delay for intersection exceeds 42 secs or there are safety issues.
I49 15	Pacific Hwy/Johns Rd/Pollock Ave				Complete
I49 16	Pacific Hwy/Lucca Road		✓	✓	When average delay for intersection exceeds 42 secs or there are safety issues.
I49 17	Pacific Hwy/Donaldson Street Extension - Signals				Completed
IP7-01	Southern Leg of WTC Entry Road/Sparks Rd			✓	To be undertaken in conjunction with entry road
IP7-02	Warnervale Rd /Entry Rd Intersection			✓	To be undertaken in conjunction with entry road
IP7-03	Warnervale Road and Minnesota Rd	✓	✓	✓	When adjoining land is developed or when traffic volumes require

Figure 12 Road Works Locations

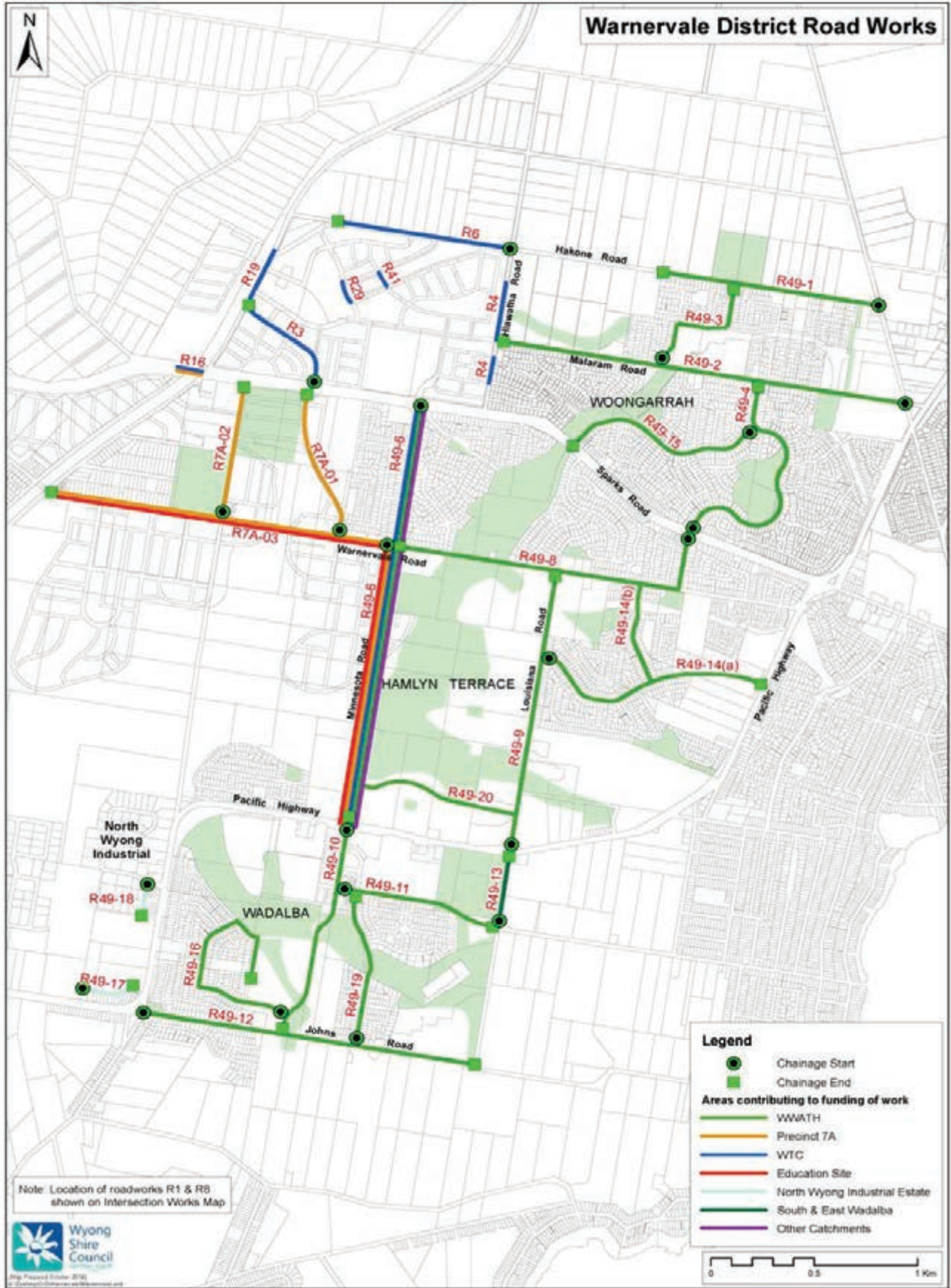
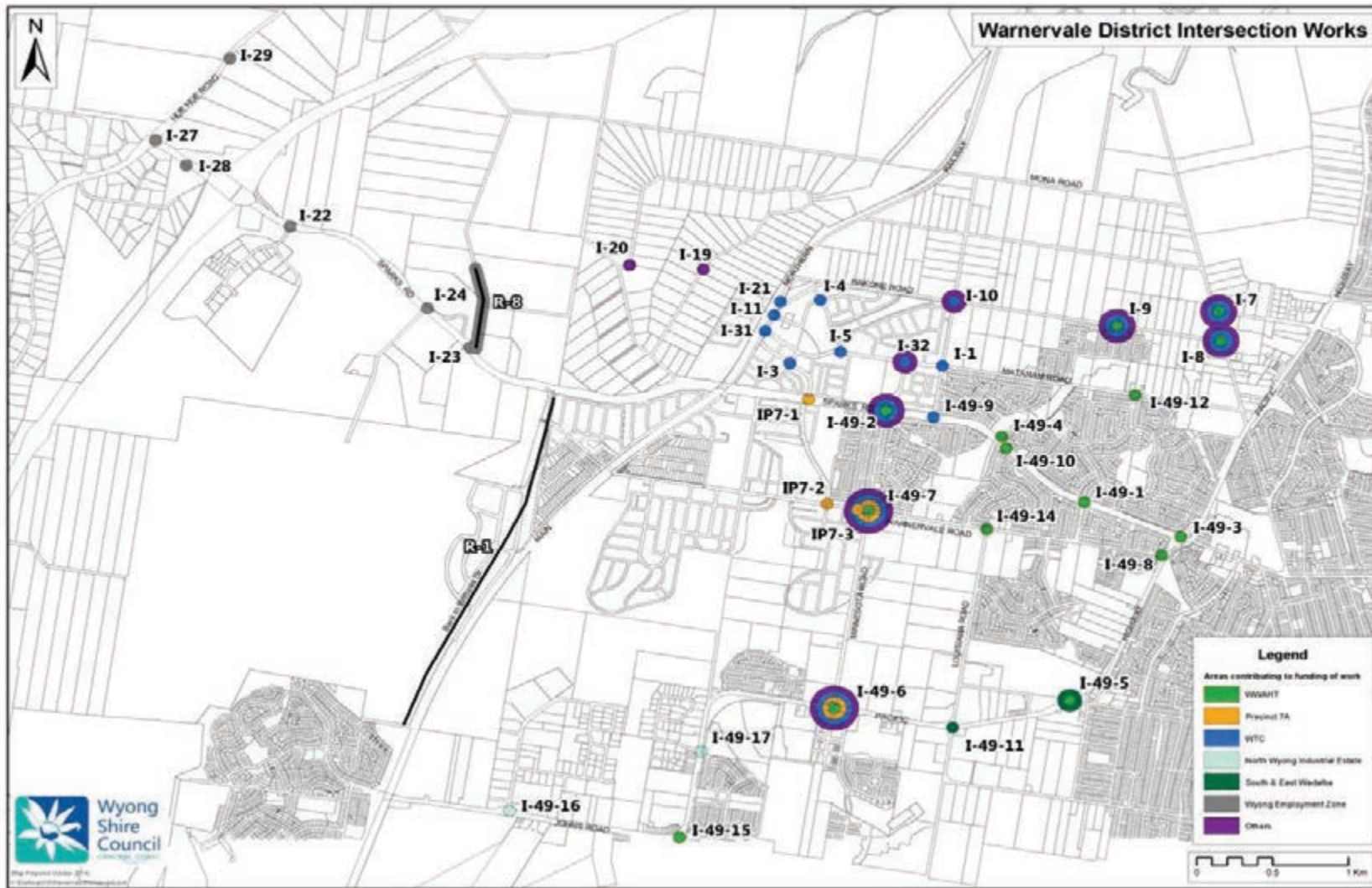


Figure 13 Intersection Work Locations



6.3 Drainage and Water Quality

6.3.1 Drainage Land and Works

Drainage Land - Catchment A									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
dA1	Lot 366 DP 881531		100%	0.48	\$51,885			0.48	\$51,885
dA2	Part Lot 367 DP 881531		100%	0.43	\$46,744			0.43	\$46,744
SUB-TOTAL				0.91	\$98,629	0.00	\$0	0.91	\$98,629
Major FP	Apportionment of major floodplain	See Wetland Table	4.96%	0.88	\$18,066	11.38	\$157,082	12.26	\$175,148
A-C1 Floodway	Apportionment of local floodplain	Apportioned between A & C1 - See apportionment Table	67.09%	10.76	\$442,032	0.00	\$0	10.76	\$442,032
TOTAL				12.55	\$558,727	11.38	\$157,082	23.93	\$715,809
Drainage Land- Catchment B1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
dB1	Lot 407 DP 1101427		100%	0.23	\$110,393			0.23	\$110,393
dB2	Lot 215 DP 1056244		100%	0.46	\$89,512			0.46	\$89,512
dB3	Lot 9041 DP 1062547		100%	0.84	\$72,494			0.84	\$72,494
dB4	Lot 9040 DP 1062547		100%	0.13	\$0			0.13	\$0
dB5	Lot 2 DP 1009396		100%	0.76	\$36,383			0.76	\$36,383
SUB-TOTAL				2.42	\$308,782	0.00	\$0	2.42	\$308,782
Major FP	Apportionment of major floodplain	See Wetland Table	3.61%	0.64	\$13,140	8.28	\$114,249	8.92	\$127,389
TOTAL				3.07	\$321,922	8.28	\$114,249	11.34	\$436,171
Drainage Land - Catchment B2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
dB6	Lot 2 DP 1130477		100%	1.38	\$449,750			1.38	\$449,750
dB7	Lot 733 DP 1157871		100%	0.01	\$7,125			0.01	\$7,125
dB8	Part Lot 90C DP 22837		100%	0.1395	\$6,830			0.14	\$6,830
dB9	Lot 4 DP 1130477		100%	0.11	\$38,364			0.11	\$38,364
dB10	Part Lot 90 DP 232837		100%	0.20	\$67,063			0.20	\$67,063
dB11	Lot 1 DP 1184429		100%	0.21	\$11,311			0.21	\$11,311
dB12	Part Lot 722 DP 1041623		100%	0.21	\$67,775			0.21	\$67,775
dB13	Lot 430 DP 1145240		100%	0.20	\$44,930			0.20	\$44,930
dB14	Lot 100 DP 1149052		100%	0.21	\$63,701			0.21	\$63,701
dB15	Lot 2 DP 1104475	Formerly Water Quality Land	100%	1.50	\$803,733			1.50	\$803,733
dB16	Lot 1 DP 1113258	Formerly Water Quality Land	100%	2.07	\$1,110,711			2.07	\$1,110,711
dB17	Lot 134 DP 1076050	Formerly Water Quality Land	100%	0.27	\$142,613			0.27	\$142,613
SUB-TOTAL				6.51	\$2,813,905	0.00	\$0	6.51	\$2,813,905
Major FP	Apportionment of major floodplain	See Wetland Table	6.41%	1.14	\$23,351	14.71	\$203,031	15.85	\$226,381
TOTAL				7.65	\$2,837,256	14.71	\$203,031	22.36	\$3,040,287

Drainage Land - Catchment B3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dB23	Lot 261 DP 1036768	Formerly Water Quality Land	100%	3.60	\$359,093			3.60	\$359,093
Major FP	Apportionment of major floodplain	See Wetland Table	4.86%	0.87	\$17,722	11.16	\$154,091	12.03	\$171,813
B3-B4 Floodway	Apportionment of B2-B3 Floodway	See B3-B4 Floodway Table	61.62%	5.40	\$144,100	0.00	\$0	5.40	\$144,100
TOTAL				9.87	\$520,915	11.16	\$154,091	21.03	\$675,006

Drainage Land - Catchment B5									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dB24	Lot Lot 342 DP 1020020		100%	0.14	\$5,538			0.14	\$5,538
dB25	Lot 341 DP 1020020		100%	0.27	\$10,679			0.27	\$10,679
dB26	Lot 241 DP 1020023		100%	0.10	\$4,085			0.10	\$4,085
SUB-TOTAL				0.51	\$20,303	0.00	\$0	0.51	\$20,303
Major FP	Apportionment of major floodplain	See Wetland Table	3.03%	0.54	\$11,037	6.95	\$95,969	7.49	\$107,007
B3-B4 Floodway	Apportionment of B2-B3 Floodway	See B3-B4 Floodway Table	38.38%	3.37	\$89,747	0.00	\$0	3.37	\$89,747
TOTAL				4.41	\$121,088	6.95	\$95,969	11.36	\$217,057

Drainage Land - Catchment C1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
Major FP	Apportionment of major floodplain	See Wetland Table	2.43%	0.43	\$8,863	5.58	\$77,066	6.02	\$85,930
A-C1 Floodway	Apportionment of Floodplain	Apportioned between A & C1 - See apportionment Table	32.91%	5.28	\$216,866	0.00	\$0	5.28	\$216,866
TOTAL				5.71	\$225,729	5.58	\$77,066	11.29	\$302,795

WW16 Drainage Land - Catchment C2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dC1	Lot 415 DP 869015		100%	0.46	\$50,165			0.46	\$50,165
dC2	2 DP 873951		100%					0.00	\$0
dD2 & dC3	Lot 1 & 2 DP 873951		100%	0.58	\$64,138			0.58	\$64,138
dC4	Lot 8 DP 17867		100%			0.47	\$39,643	0.47	\$39,643
dC5	Lot 239 DP 1152170		100%			0.44	\$214,673	0.44	\$214,673
dC6	Pt Lot 198 DP 1089251 (west part)		100%	0.41	\$77,905			0.41	\$77,905
dC7	Pt Lot 198 DP 1089251 (east part)		100%	0.60	\$113,693			0.60	\$113,693
dC8	Part Lot 55 DP 658429		100%			0.88	\$75,053	0.88	\$75,053
dC9	Part Lot 54 DP 7091		100%			1.70	\$144,774	1.70	\$144,774
dC10	Part Lot 1 DP 119517		100%			1.68	\$143,071	1.68	\$143,071
dC11	Part Lot 103 DP 1131373		100%			1.62	\$137,961	1.62	\$137,961
dC12	part lot 102 DP 1131373		100%			4.95	\$421,548	4.95	\$421,548
dC13	Part Lot 1 DP 1159484		100%			0.50	\$42,581	0.50	\$42,581
dC14	Pt Lot 71 DP 1154758	Cost accounted for elsewhere	100%						
dC15	lot 164 DP 1013390		100%	0.10	\$4,479			0.10	\$4,479
dC16	Lot 196 DP 1089251	included with other costs	100%	0.02				0.02	\$0
dC17	Lot 325 DP 1037413	included with other costs	100%	0.28				0.28	\$0
dC18	Part Lot 1 DP 347696		100%		\$0	0.04	\$3,790	0.04	\$3,790
dC19	Part Lot 99 DP 1097696 & Lot 106 DP 1119439		100%	1.65	\$414,778			1.65	\$414,778
SUB-TOTAL				4.10	\$725,157	12.28	\$1,223,093	16.38	\$1,948,250
Major FP	Apportionment of major floodplain	See Wetland Table	13.29%	2.37	\$48,407	30.49	\$420,893	32.85	\$469,300
TOTAL				6.47	\$773,564	42.77	\$1,643,986	49.24	\$2,417,550

Drainage Land - Catchment C3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
					\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.87%	0.15	\$3,154	1.99	\$27,420	2.14	\$30,573
TOTAL				0.15	\$3,154	1.99	\$27,420	2.14	\$30,573
				12.34	\$1,002,447	50.34	\$1,748,472	62.67	\$2,750,919

Drainage Land - Catchments D1, D2 & D3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
dD1	Remaining 1% flood area south of Pacific Highway					4.80	\$311,751	4.80	\$311,751
dD2	Between Bingarrah Rd & Pacific Highway					3.03	\$196,793	3.03	\$196,793
dD3	Lot 102 DP 1091897					0.71	\$46,113	0.71	\$46,113
dD4	Land on nursing home site DA 236/2005					1.82	\$118,439	1.82	\$118,439
dD5	Lot A DP 381268					3.32	\$215,498	3.32	\$215,498
dD6	Lot 3 DP 208596					4.93	\$319,999	4.93	\$319,999
dD7	Lot 2 DP 208596					1.30	\$84,524	1.30	\$84,524
dD8	Lots 1 & 2 DP 514442					0.85	\$55,206	0.85	\$55,206
SUB-TOTAL				0.00	\$0	20.76	\$1,348,323	20.76	\$1,348,323
Major FP	Apportionment of major floodplain	See Wetland Table	12.64%	2.25	\$46,056	29.01	\$400,453	31.26	\$446,509
TOTAL				2.25	\$46,056	49.77	\$1,748,777	52.02	\$1,794,833

Drainage Land - Catchment D1			50.8%	1.14	\$23,389	25.27	\$888,086	26.42	\$911,475
Drainage Land - Catchment D2			35.0%	0.79	\$16,112	17.41	\$611,772	18.20	\$627,884
Drainage Land - Catchment D3			14.2%	0.32	\$6,556	7.08	\$248,918	7.40	\$255,474

Drainage Land - Catchment E									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area	Indexed Expenditure	Area to be Acquired	Value	total area	total cost
				ha	Mar-2014	ha	Mar-2014	ha	Mar-2014
dE1	Lot 821 DP 1113752	no land required		n/a		n/a	n/a	n/a	\$0
dE2	Lot 198 DP 1006789		100%	0.24	\$34,232			0.24	\$34,232
dE3	Lot 197 DP 1006789		100%	0.16	\$23,595			0.16	\$23,595
dE4	Lot 1531 DP 1159478		100%			0.21	\$11,071	0.21	\$11,071
dE5	Lot 1 DP 583083					0.45	\$23,952	0.45	\$23,952
SUB-TOTAL				0.40	\$57,827	0.66	\$35,023	1.06	\$92,850
Major FP	Apportionment of major floodplain	See Wetland Table	5.33%	0.95	\$19,404	12.22	\$168,715	13.17	\$188,118
TOTAL				1.35	\$77,231	12.88	\$203,737	14.23	\$280,968

Drainage Land - Catchments F1 & F2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dF1	part lot 1 DP306056		100%			0.30	\$31,935	0.30	\$31,935
dF2 a & b	part Lot 2602 DP 1043826		100%			0.86	\$92,070	0.86	\$92,070
dF3	part Lot 2602 DP 1043825		100%			3.51	\$373,443	3.51	\$373,443
dF4	lot 92 DP 1109788		100%	1.63	\$190,267			1.63	\$190,267
dF5	Lot 21 DP 1109786		100%	3.44	\$401,935			3.44	\$401,935
dF6	Lot 1302 DP 1135355		100%	3.76	\$376,300			3.76	\$376,300
dF7	Lot 1 DP 130423		100%	0.17	\$11,852			0.17	\$11,852
SUB-TOTAL				8.99	\$980,354	4.67	\$497,448	13.67	\$1,477,802
Major FP	Apportionment of major floodplain	See Wetland Table	8.08%	1.44	\$29,447	18.55	\$256,042	19.99	\$285,490
TOTAL				10.43	\$1,009,801	23.22	\$753,491	33.65	\$1,763,292

Drainage Land - Catchment F1	88.7%	9.26	\$895,926	20.60	\$668,520	29.86	\$1,564,446
Drainage Land - Catchment F2	11.3%	1.18	\$113,875	2.62	\$84,971	3.80	\$198,846

Drainage Land - Catchments G1, G2 & G3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dG1	Lot 1111 DP 1080360	No open channel required - Drainage Piped	100%	n/a	n/a	n/a	n/a		
dG2	Pacific Hwy Road Reserve	No Land Required - within Pacific Hwy Road Reserve	100%	n/a	n/a	n/a	n/a		
dG3	Lot 1212 DP 818944	No open channel required - Drainage to be piped with future service road	100%	n/a	n/a	n/a	n/a		
dG3b	Lot 51 DP 1100416	Deleted from Scheme	100%	n/a	n/a	n/a	n/a		
dG4	Future Road Reserve	Piping to be provided under future road	100%						
dG5	Future Road Reserve	Culvert under future road reserve	100%						
dG6	Lot 32 DP 1093732	Proposed drainage lot in approved subdivision	100%	0.24	\$54,075	n/a	n/a	0.24	\$54,075
dG7	Lot 32 DP 1093732		100%	2.60	\$54,639	n/a	n/a	2.60	\$54,639
dG8	Lot 8 DP 1100416	Dedicated to Council prior to Contributions Scheme	100%	5.24	\$0			5.24	
dG9	Lot 19 DP 250522	Dedicated to Council prior to Contributions Scheme	100%	0.34	\$0			0.34	
dG10	Easements over SP 78071 9-11 Willow Tree Rd	No Land - North Wyong Drain included in Easement	100%	n/a					
SUB-TOTAL				8.42	\$108,714	0.00	\$0	8.42	\$108,714
Major FP	Apportionment of major floodplain	See Wetland Table	7.28%	1.30	\$26,530	16.71	\$230,679	18.01	\$257,210
TOTAL				9.71	\$135,244	16.71	\$230,679	26.42	\$365,923

Drainage Land - Catchment G1	37.4%	3.63	50,566	6.25	\$86,248	9.88	\$136,814
Drainage Land - Catchment G2	45.4%	4.41	61,368	7.58	\$104,673	11.99	\$166,041
Drainage Land - Catchment G3	17.2%	1.67	23,310	2.88	\$39,759	4.55	\$63,069

Drainage Land - Catchment G4									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
SUB-TOTAL				0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.38%	0.42	\$8,667	5.46	\$75,363	5.88	\$84,030
TOTAL				0.42	\$8,667	5.46	\$75,363	5.88	\$84,030

Drainage Land - Catchment G5									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.1%	0.20	\$4,108	2.59	\$35,717	2.79	\$39,824
TOTAL				0.20	\$4,108	2.59	\$35,717	2.79	\$39,824

Drainage Land - Catchment H1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.1%	0.20	\$3,990	2.51	\$34,690	2.71	\$38,680
TOTAL				0.20	\$3,990	2.51	\$34,690	2.71	\$38,680

Drainage Land - Catchment H2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.3%	0.41	\$8,415	5.30	\$73,169	5.71	\$81,584
TOTAL				0.41	\$8,415	5.30	\$73,169	5.71	\$81,584

Drainage Land - Catchment H3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.4%	0.26	\$5,267	3.32	\$45,794	3.57	\$51,061
TOTAL				0.26	\$5,267	3.32	\$45,794	3.57	\$51,061

Drainage Land - Catchment H4									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.4%	0.06	\$1,284	0.81	\$11,167	0.87	\$12,452
TOTAL				0.06	\$1,284	0.81	\$11,167	0.87	\$12,452

Drainage Land - Catchment H5									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dH5-1	Lot 15 DP 7091	Dedicated Free of Cost				2.98	to be dedicated free of cost	2.98	
dH5-2	Lot 16 DP7091	Dedicated Free of Cost				0.39	to be dedicated free of cost	0.39	
		SUB-TOTAL		0.00	\$0	3.37	\$0	3.37	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.4%	0.07	\$1,485	0.94	\$12,912	1.01	\$14,397
TOTAL				0.07	\$1,485	4.30	\$12,912	4.38	\$14,397

Drainage Land - Catchment H6									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dH6-1	Pt Lot 3 DP 748588	No Allocation				0.38	to be dedicated free of cost	0.38	
dH6-2	Lot 111 DP 705880					0.47	to be dedicated free of cost	0.47	
dH6-3	Lot 1E DP 24673					0.86	to be dedicated free of cost	0.86	
dH6-4	Lot 3 DP 559441					0.06	to be dedicated free of cost	0.06	
dH6-5	Lot 14 DP 371162					1.05	to be dedicated free of cost	1.05	
dH6-6	Lot 210 DP 1187449					1.58	to be dedicated free of cost	1.58	
SUB-TOTAL				0.00	\$0	4.41	\$0	4.41	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.22	\$4,509	2.84	\$39,202	3.06	\$43,711
TOTAL				0.22	\$4,509	7.24	\$39,202	7.47	\$43,711

Drainage Land - Catchment H7									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dH7-1	Lot 1 DP 349727	No Allocation				0.25	to be dedicated free of cost	0.25	
dH7-2	LOT 136 DP 24673					0.22	to be dedicated free of cost	0.22	
dH7-3	Lot 137 DP 24673					0.09	to be dedicated free of cost	0.09	
dH7-4	LOT 136 DP 24673					0.23	to be dedicated free of cost	0.23	
dH7-5	Lot 137 DP 24673					0.76	to be dedicated free of cost	0.76	
dH7-6	Lot 138 DP 24673					0.39	to be dedicated free of cost	0.39	
SUB-TOTAL				0.00		1.93		1.93	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.21	\$4,281	2.70	\$37,224	2.91	\$41,506
TOTAL				0.21	\$4,281	4.63	\$37,224	4.84	\$41,506

Drainage Land - Catchment H8									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dH8-1	Lot 71 DP 7091	No Allocation				0.10	to be dedicated free of cost	0.10	
dH8-2	Lot 72 DP 7091					0.54	to be dedicated free of cost	0.54	
dH8-3	Lot 101 DP 829060	No Allocation				0.18	to be dedicated free of cost	0.18	
SUB-TOTAL				0.00	\$0	0.81	\$0	0.81	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	2.0%	0.36	\$7,423	4.67	\$64,542	5.04	\$71,965
TOTAL				0.36	\$7,423	5.48	\$64,542	5.85	\$71,965

Drainage Land - Catchment H9									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
SUB-TOTAL				0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.7%	0.31	\$6,328	3.99	\$55,022	4.29	\$61,350
TOTAL				0.31	\$6,328	3.99	\$55,022	4.29	\$61,350

Drainage Land - Catchment H10									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
SUB-TOTAL				0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.5%	0.10	\$1,971	1.24	\$17,139	1.34	\$19,110
TOTAL				0.10	\$1,971	1.24	\$17,139	1.34	\$19,110

Drainage land - Catchment i1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	3.5%	0.62	\$12,742	8.02	\$110,787	8.65	\$123,529
		TOTAL		0.62	\$12,742	8.02	\$110,787	8.65	\$123,529

Drainage land - Catchment i2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
di2-2-1	PT LOT 2 DP214886	No Allocation				0.11	to be dedicated free of cost	0.11	
di2-2-2	LOT 1 DP 214886					0.47	to be dedicated free of cost	0.47	
di2-2-3	LOT 4 DP 21495					0.09	to be dedicated free of cost	0.09	
di2-2-4	LOT 11 DP 21495					0.79	to be dedicated free of cost	0.79	
di2-1-5	Lot 1 DP 940496	No Allocation				0.05	to be dedicated free of cost	0.05	
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.05	\$0	0.05	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.7%	0.30	\$6,123	3.86	\$53,239	4.16	\$59,362
		TOTAL		0.30	\$6,123	3.91	\$53,239	4.21	\$59,362

Drainage land - Catchment i3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.3%	0.05	\$1,084	0.68	\$9,422	0.74	\$10,506
		TOTAL		0.05	\$1,084	0.68	\$9,422	0.74	\$10,506

Drainage land - Catchment J1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
		TOTAL		0.00	\$0	0.00	\$0	0.00	\$0

Education Site									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation							
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table		0.00	\$0	0.00	\$0	0.00	\$0
		TOTAL		0.00	\$0	0.00	\$0	0.00	\$0

Drainage land - Catchment WTC1									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
SE2	Lot 10 DP 7738	MJD Valuers (19 May 2010) - Site 15 - D02271120	100.00%	0.00	\$0	0.45	\$251,244	0.45	\$251,244
		SUB-TOTAL		0.00	\$0	0.45	\$251,244	0.45	\$251,244
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.22	\$4,409	2.78	\$38,334	2.99	\$42,742
		TOTAL		0.22	\$4,409	3.23	\$289,577	3.45	\$293,986

Drainage land - Catchment WTC2									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
		No Allocation		0.00	\$0	0.00	\$0	0.00	\$0
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	1.2%	0.22	\$4,486	2.83	\$39,003	3.04	\$43,488
A-C1 Floodway	Apportionment of Floodplain	Apportioned between A & C1 - See apportionment Table	0.00%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.22	\$4,486	2.83	\$39,003	3.04	\$43,488

Drainage land - Catchment WTC3									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
SW1				0.00	\$0	1.01	\$415,966	1.01	\$415,966
		SUB-TOTAL		0.00	\$0	1.01	\$415,966	1.01	\$415,966
Major FP	Apportionment of major floodplain	See Wetland Table	2.9%	0.52	\$10,544	6.64	\$91,682	7.16	\$102,226
TOTAL				0.52	\$10,544	7.65	\$507,648	8.17	\$518,192

Drainage land - Catchment WTC4									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
				0.00	\$0	0.00	\$0	0.00	\$0
		SUB-TOTAL		0.00	\$0	0.00	\$0	0.00	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.6%	0.10	\$2,021	1.27	\$17,573	1.37	\$19,594
TOTAL				0.10	\$2,021	1.27	\$17,573	1.37	\$19,594

Drainage land - Catchment WTC5									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
WTC5-1	Pt Lot 54 DP 7527	To be dedicated at no cost to Council		0.00	\$0	0.32	to be dedicated free of cost	0.32	
WTC5-2	Pt Lot 55 DP 7527	To be dedicated at no cost to Council				1.16	to be dedicated free of cost	1.16	
WTC5-3	Pt Lot 56 DP 663082	To be dedicated at no cost to Council				1.10	to be dedicated free of cost	1.10	
WTC5-4	Pt Lot 57 DP 7738	To be dedicated at no cost to Council				1.20	to be dedicated free of cost	1.20	
WTC5-5	Pt Lot 58 DP 7738	To be dedicated at no cost to Council				1.30	to be dedicated free of cost	1.30	
WTC5-6	Pt Lot 59 DP 7738	To be dedicated at no cost to Council				0.52	to be dedicated free of cost	0.52	
								0.00	
		SUB-TOTAL		0.00	\$0	5.61	to be dedicated free of cost	5.61	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	5.61	\$0	5.61	\$0

Drainage land - Catchment WTC6									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
WTC6-1	Lot 521 DP 294725, Hakone Rd, Woongarah	Location of N-2A Water Quality Facility		0.00	\$0	0.35	to be dedicated free of cost	0.35	\$0
		SUB-TOTAL		0.00	\$0	0.35	to be dedicated free of cost	0.35	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.35	\$0	0.35	\$0

Drainage land - Catchment WTC7									
Map Ref.	Current Property Description	Additional Information	% of costs	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
WTC7-1	Lot 1 DP 357408, Bruce Cr. Wallarah	Location of N-2B Water Quality Facility		0.00	\$0	0.20	to be dedicated free of cost	0.20	\$0
		SUB-TOTAL		0.00	\$0	0.20	to be dedicated free of cost	0.20	\$0
Major FP	Apportionment of major floodplain	See Wetland Table	0.0%	0.00	\$0	0.00	\$0	0.00	\$0
TOTAL				0.00	\$0	0.20	\$0	0.20	\$0

TOTAL DRAINAGE							
Land Categories	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014	
WWAHT	35.86	\$5,472,764	38.37	\$3,103,887	74.24	\$8,576,651	
Precint 7A + Education Site	0.00	\$0	10.57	\$0.00	10.57	\$0	
Warnervale Town Centre Land	0.00	\$0	7.63	\$667,210	7.63	\$667,210	
Total Major Floodplain	17.82	\$364,314	229.44	\$3,167,670	247.26	\$3,531,984	
Total A-C1 Floodway	16.04	\$658,898	0.00	\$0	16.04	\$658,898	
Total B3-B4 Floodway	8.77	\$233,847	0.00	\$0	8.77	\$233,847	
TOTAL	78.50	\$6,729,824	286.02	\$6,938,767	364.51	\$13,668,591	

Major Floodplain (FP)								
Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
FP1	Lot 43 DP 7091				2.29	\$73,132	2.29	\$73,132
FP2	Lot 16 DP 1191950				1.15	\$36,726	1.15	\$36,726
FP3	Lot 38 DP 7091				3.43	\$109,539	3.43	\$109,539
FP4	Lot 42 DP 7091				4.29	\$137,003	4.29	\$137,003
FP5	Lot 45 DP 7091				0.56	\$17,884	0.56	\$17,884
FP6	Lot 465 DP 623589				8.51	\$271,771	8.51	\$271,771
FP7	Pt Lot 1 DP 168292				2.89	\$92,294	2.89	\$92,294
FP8	Pt Lot 1 DP 181839				4.86	\$155,206	4.86	\$155,206
FP9	Lot 22 DP 803506				4.35	\$138,919	4.35	\$138,919
FP10	Lot 23 DP 843478		0.12	\$18,178			0.12	\$18,178
FP11	Lot 24 DP 843478		1.83	\$62,274			1.83	\$62,274
FP12	Lot 158 DP 1045368		5.40	\$87,424			5.40	\$87,424
FP13	Lot 250 DP 1052355		3.85	\$74,027			3.85	\$74,027
FP14	Lot 436 DP 1060927		6.62	\$122,411			6.62	\$122,411
FP15	Lot 101 DP 829060 +adjoining properties				7.85	\$250,693	7.85	\$250,693
FP16	Lots 26,40 & 44 DP 7091				13.52	\$431,768	13.52	\$431,768
FP17	Lot 1 DP 385244				7.37	\$235,364	7.37	\$235,364
FP18	Lot 49 DP 7091				5.73	\$21,608	5.73	\$21,608
FP19	Lot 48 DP 7091				6.42	\$24,210	6.42	\$24,210
FP20	pt Lots 74 & 75				5.55	\$20,935	5.55	\$20,935
FP21	pt Lot 76 DP 7091				4.55	\$17,158	4.55	\$17,158
FP22	Lot 2 DP 1101086				7.24	\$27,302	7.24	\$27,302
FP23	Lot 3 DP 1101086				24.22	\$91,334	24.22	\$91,334
FP24	Lot 102 DP 588421				21.29	\$80,285	21.29	\$80,285
FP25	Lot 1 DP 1101086				22.89	\$86,318	22.89	\$86,318
FP26	Pt Lot 1 DP 385242				7.26	\$27,377	7.26	\$27,377
FP27	Lot 1 DP 958084				2.15	\$8,108	2.15	\$8,108
FP28	Lot 1 DP 1018444				3.36	\$12,671	3.36	\$12,671
FP29	Lot 2 DP 1018444				37.03	\$139,640	37.03	\$139,640
FP30	Lot 1 DP 1090455				3.65	\$116,564	3.65	\$116,564
FP31	Lot 3 DP 607756				2.21	\$70,577	2.21	\$70,577
FP32	Lot 1 DP 411020				0.80	\$25,548	0.80	\$25,548
FP33	Lot 4000 DP 1114793				7.49	\$239,197	7.49	\$239,197
FP34	Lot 271 DP 707329	discounted for in Open Space i.e. zoned RE1					0.00	\$0
FP35	Lot 14A DP 371162				2.04	\$65,148	2.04	\$65,148
FP36	Lot 16 DP 1191950				4.49	\$143,390	4.49	\$143,390
TOTAL			17.82	\$364,314	229.44	\$3,167,670	247.26	\$3,531,984

Catchments A & C1 FLOODWAY - Fw A-C1								
Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
FL1	Lot140 DP 1007969		1.47	\$64,504			1.47	\$64,504
FL2	Lot 230 DP 1007967		4.58	\$201,696			4.58	\$201,696
FL3	Lot 200 DP 874333		6.18	\$243,147			6.18	\$243,147
FL4	Lot 272 DP 875227		1.62	\$63,049			1.62	\$63,049
FL5	Lot 99 DP 865301		2.07	\$81,204			2.07	\$81,204
FL6	Lot 201 DP 815060		0.12	\$5,298			0.12	\$5,298
TOTAL			16.04	\$658,898	0.00	\$0	16.04	\$658,898

B3 & B4 Floodway								
Map Ref.	Current Property Description	Additional Information	Acquired Area ha	Indexed Expenditure Mar-2014	Area to be Acquired ha	Value Mar-2014	total area ha	total cost Mar-2014
dB18	Lot 263 DP 1036768		1.74	\$69,416			1.74	\$69,416
dB19	Lot 400 DP 1074910		0.95	\$132,744			0.95	\$132,744
dB20	Lot 41 DP 1046658		3.79	\$14,842			3.79	\$14,842
dB21	Lot 535 DP 1072899		2.28	\$16,244			2.28	\$16,244
dB22	Lot 352 DP1046345		0.02	\$600			0.02	\$600
TOTAL			8.77	\$233,847	0.00	\$0	8.77	\$233,847

Apportionment of Drainage Land

Drainage Catchments		Major Floodplain (FP) Land				A-C1 Floodplain Land				B3-B4 Floodplain Land				SE2 Land - WTC 1				SW1 Land - WTC 3			
Catchment	NDA ha	NDA ha	% of total NDA	Apportioned Floodplain ha	Apportioned Costs Mar-2014	NDA ha	% of total NDA	Apportioned Floodplain ha	Apportioned Costs 41699	NDA ha	% of total NDA	Apportioned area ha	Apportioned Costs Mar-2014	NDA ha	% of total NDA	Apportioned area ha	Apportioned Costs Mar-2014	NDA ha	% of total NDA	Apportioned area ha	Apportioned Costs Mar-2014
A	28.36	28.36	5.0%	12.26	\$175,148	28.36	67.1%	10.76	\$442,032												
B1	20.63	20.63	3.6%	8.92	\$127,389																
B2	36.65	36.65	6.4%	15.85	\$226,381																
B3	27.82	27.82	4.9%	12.03	\$171,813					27.82	61.6%	9.88	\$144,100								
B4	17.33	17.33	3.0%	7.49	\$107,007					17.33	38.4%	6.16	\$89,747								
C1	13.91	13.91	2.4%	6.02	\$85,930	13.91	32.9%	5.28	\$216,866												
C2	75.98	75.98	13.3%	32.85	\$469,300																
C3	4.95	4.95	0.9%	2.14	\$30,573																
D1	36.71																				
D2	25.29	72.29	12.6%	31.26	\$446,509																
D3	10.29																				
E	30.46	30.46	5.3%	13.17	\$188,118																
F1	41.01	46.22	8.1%	19.99	\$285,490																
F2	5.21																				
G1	15.57	41.64	7.3%	18.01	\$257,210																
G2	18.90																				
G3	7.18																				
G4	13.61	13.61	2.4%	5.88	\$84,030																
G5	6.45	6.45	1.1%	2.79	\$39,824																
South Wadalba	7.09																				
H1	6.26	6.26	1.1%	2.71	\$38,680																
H2	13.21	13.21	2.3%	5.71	\$81,584																
H3	8.27	8.27	1.4%	3.57	\$51,061																
H4	2.02	2.02	0.4%	0.87	\$12,452																
H5	2.33	2.33	0.4%	1.01	\$14,397																
H6	7.08	7.08	1.2%	3.06	\$43,711																
H7	6.72	6.72	1.2%	2.91	\$41,506																
H8	11.65	11.65	2.0%	5.04	\$71,965																
H9	9.93	9.93	1.7%	4.29	\$61,350																
H10	3.09	3.09	0.5%	1.34	\$19,110																
I1	20.00	20.00	3.5%	8.65	\$123,529																
I2	9.61	9.61	1.7%	4.16	\$59,362																
I3	1.70	1.70	0.3%	0.74	\$10,506																
J1	4.97																				
Education Site	16.32																				
WTC 1 - Residential	6.92	6.92	1.2%	2.99	\$42,742								6.92	100.0%	0.45	\$251,244					
WTC 2 - Residential	7.04	7.04	1.2%	3.04	\$43,488																
WTC 3 - Residential	16.55	16.55	2.9%	7.16	\$102,226												16.55	100.0%	1.01	\$415,966	
WTC 4 - Residential	3.17	3.17	0.6%	1.37	\$19,594																
WTC 5 - Residential	13.38																				
WTC 6 - Residential	4.30																				
WTC 7 - Residential	1.46																				
WEZ Mountain Rd	100.24																				
WEZ South & West Precinct 14	40.72																				
	69.00																				
Total	829.33	571.85	100%	247.26	\$3,531,984	42.27	100%	16.04	\$658,898	45.14	100%	16.04	\$233,847	6.92	100%	0.45	\$251,244	16.55	100%	1.01	\$415,966

Figure 14 Drainage Land – Greater Warnervale District

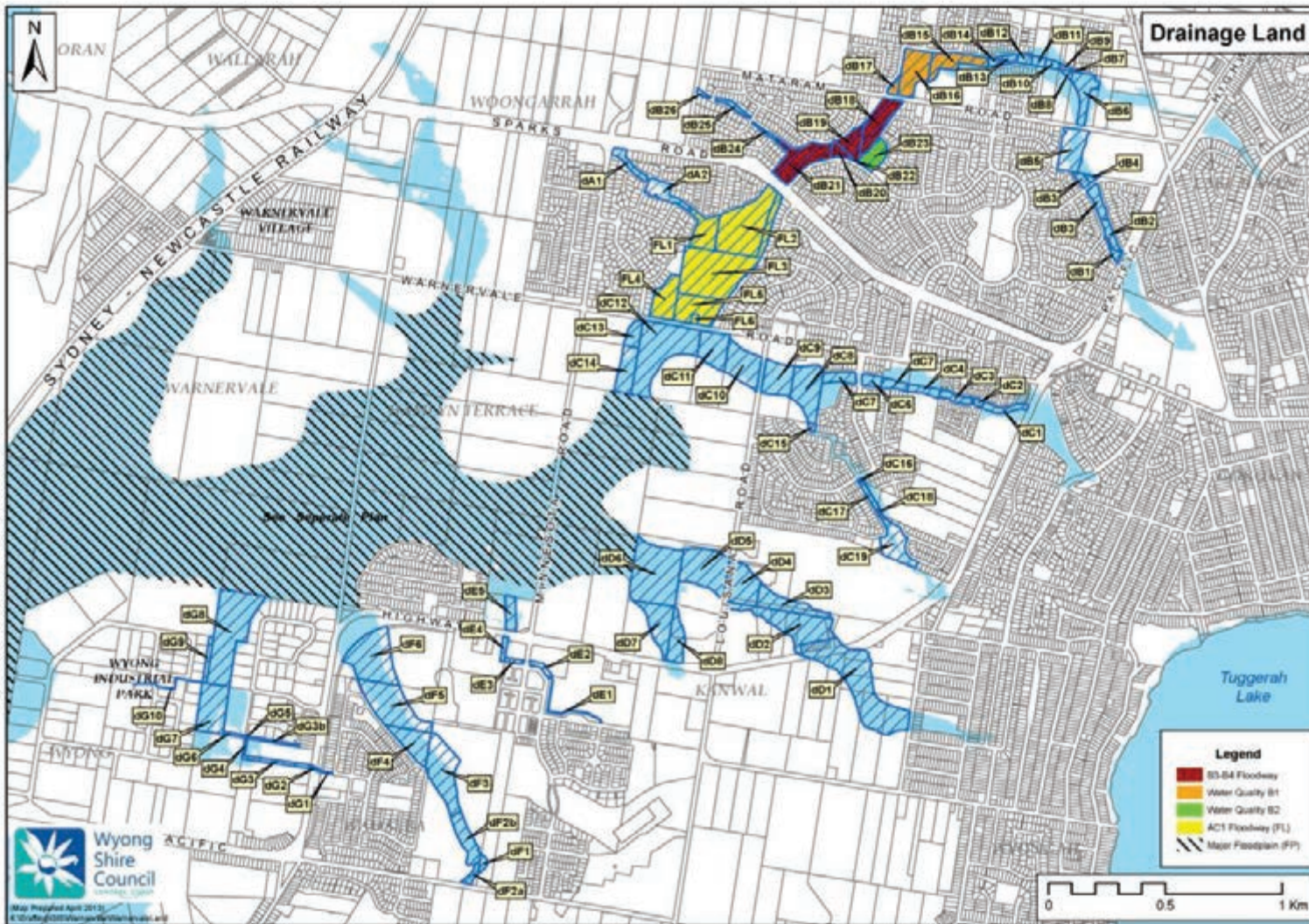


Figure 15 Drainage Land – Precinct 7A & WTC

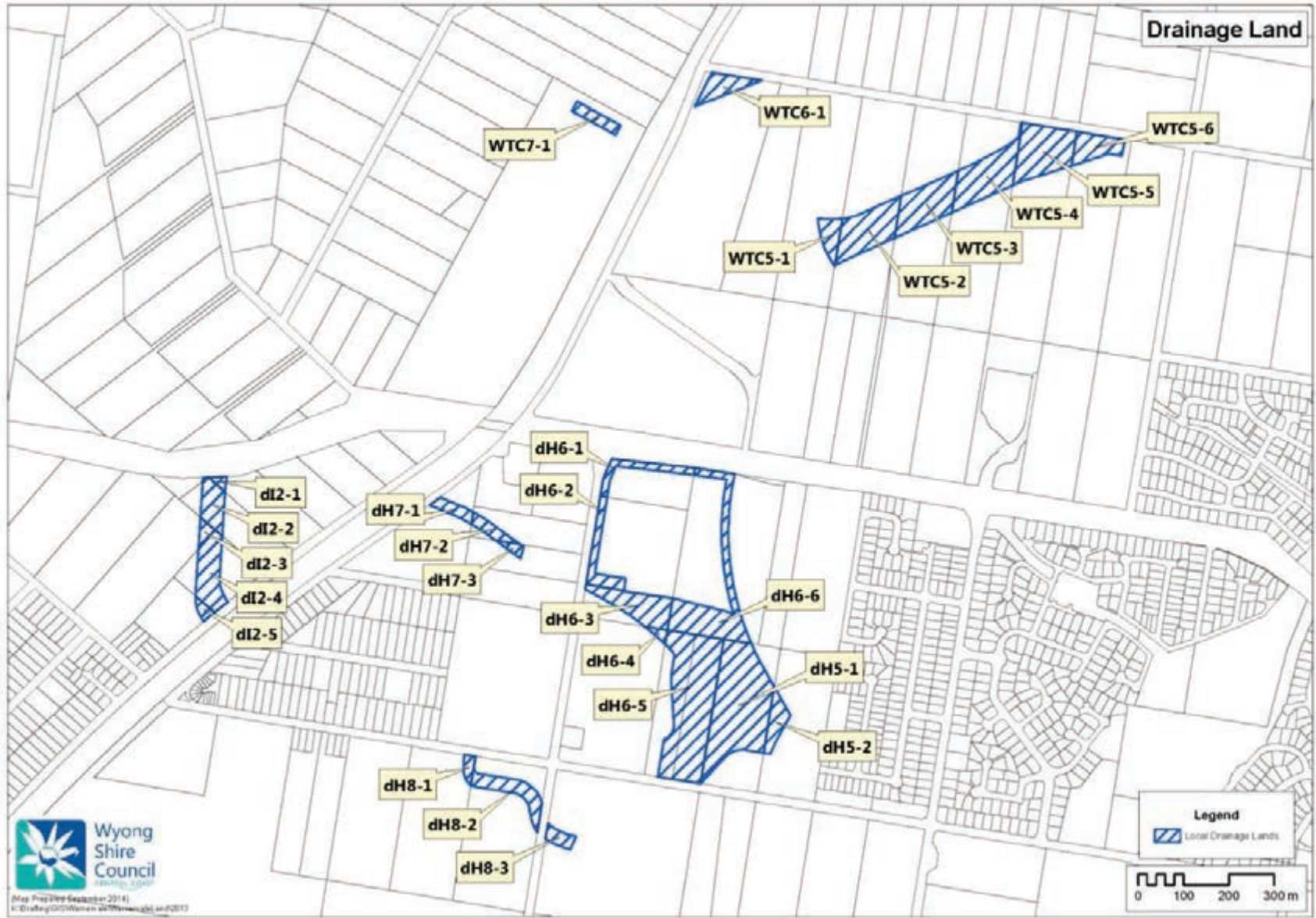
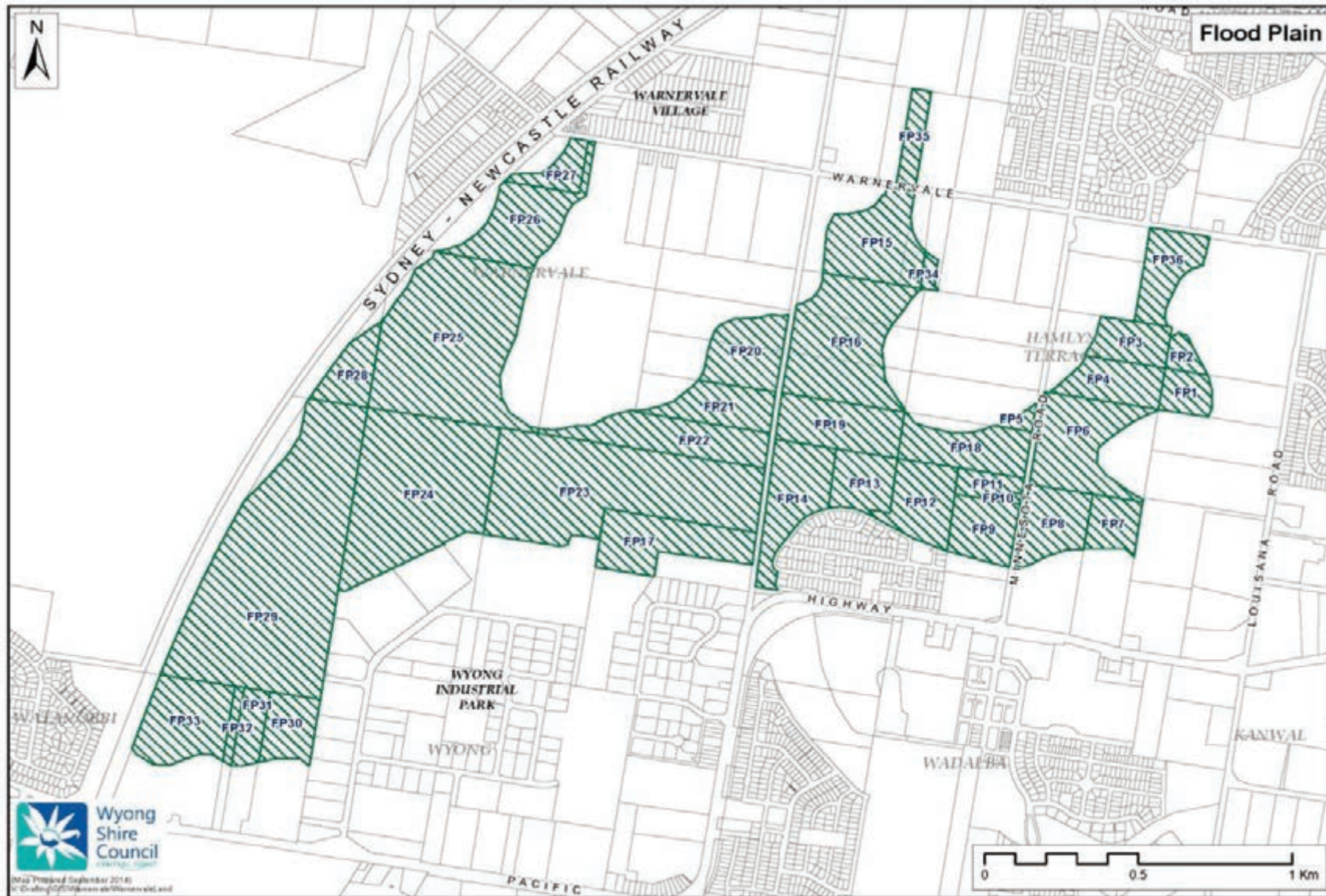


Figure 16 Floodplain



Drainage Works - Catchment A

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m				m	Mar-14	Mar-14
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	0	437	437		100%	\$689,003		\$689,003
Channel A	Lot 366 & 367 DP 881531 & Part lot 140 DP 1007968 (dA1 & dA2)	437	557	120		100%	\$61,906		\$61,906
dcA1	Paperbark St Culvert					100%	\$72,382		\$72,382
dcA2	Sparks Rd Culvert					100%	\$105,721		\$105,721
dcA3	Minnesota Road Culvert (dA8)					100%	\$1,742		\$1,742
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	28.0%	\$366,411		
					Apportioned Future expenditure	28.0%		\$543,535	
					Total				\$909,946
TOTAL							\$1,297,165	\$543,535	\$1,840,700

Drainage Works - Catchment B1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m				m	Mar-14	Mar-14
Channel B	Pacific Highway to northern boundary of Lot 407 DP 1101427 (dB1)	0	50	50		100%	\$46,971		\$46,971
Channel B	Southern to northern boundary of Lot 9041 DP 1062547 (dB2)	50	194	144		100%	\$55,666		\$55,666
Channel B	Along north eastern boundary of Lot 9040 DP 1062547 (dB3 & dB4)	194	420	226		100%	\$240,771		\$240,771
Channel B	Southern to northern boundary of Lot 2 DP 1009396 (dB5)	420	612	192		100%	\$123,234		\$123,234
dcB1	Mataram Road - Eastern Culvert					100%	\$165,650		\$165,650
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$632,291	\$0	\$632,291

Drainage Works - Catchment B2

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
		m	m				m	Mar-14	Mar-14	Mar-14
Channel B	Mataram Road to just west of western boundary of Lot 90 DP 22837 (dB6 to dB10)	612	915	303		100%		\$1,424,030	\$1,424,030	
Channel B	Just west of western boundary of Lot 90 DP 22837 to Waterside Dr Pedestrian Bridge (dB11 to dB14)	915	1,402	487		100%	\$1,411,381		\$1,411,381	
Channel B2	Main Channel in Lot 2 DP 1130477 to eastern spur boundary	0	84	84		100%			\$0	
Channel B2	Eastern Spur Boundary within Lot 2 DP 1130477 east to Arizona Rd	84	308	224		100%			\$0	
dcB2	Mataram Rd Western culvert					100%	\$1,359,626		\$1,359,626	
dcB3	Hakone Road Culvert - located adjacent to the western boundary of Lot 1 DP 336676					100%		\$164,862	\$164,862	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL							\$2,771,007	\$1,588,892	\$4,359,899	
60% Indexed cost Over-run for Catchment B between 2005 & 2013 Plan										-\$1,215,016
Cost over-run discounted against Catchment B2										\$3,144,883

Drainage Works - Catchment B3

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	27.4%	\$359,434		
					Apportioned Future expenditure	27.4%		\$533,184	
					Total				\$892,618
TOTAL							\$359,434	\$533,184	\$892,618

Drainage Works - Catchment B4

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14
Channel B3	western spur within Lot 535 DP 1072899 (db21)	0	79	79	Constructed as part of development				\$0
Channel B3	within Lot 342 DP 1020020 (dA24)	79	203	124					\$0
Channel B3	within Lot 341 DP 1020020 (dA25)	203	371	168					\$0
Channel B3	within lot 241 DP 1020023 (dA26)	371	432	61					\$0
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	17.1%	\$223,859		
					Apportioned Future expenditure	17.1%		\$332,072	
					Total				\$555,931
TOTAL							\$223,859	\$332,072	\$555,931

Drainage Works - Catchment C1

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	13.7%	\$179,765		
					Apportioned Future expenditure	13.7%		\$266,664	
					Total				\$446,430
TOTAL							\$179,765	\$266,664	\$446,430

Drainage Works - Catchment C2

Map Ref.	Description / Chainage etc	Start Ch.	End Ch.	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Channel C	Pacific Hwy to western boundary of Lot 415 DP 869015 (dC1)	0	202	202		100%	\$212,514		\$212,514	
Channel C	Eastern to Western boundary of Lot 2 DP 1873951 (dC2-dC3)	202	395	193		100%	\$362,021		\$362,021	
Channel C	East-west across Lot 8 DP 17867 (dC4)	395	532	137		100%		\$408,918	\$408,918	
Channel C	East-west across Lot 239 DP 1152170 (dC5)	532	647	115		100%		\$32,602	\$32,602	
Channel C	East-west across Lot 198 DP 1089251 (dC6 & dC7)	647	902	255		100%	\$716,424		\$716,424	
Channel C	East-west across Lot 55 DP 658429 (dC8)	902	1,032	130		100%		\$459,726	\$459,726	
Channel C	East-west across Lot 54 DP 7091 to Loisiana Road (dC9)	1,032	1,158	126		100%		\$710,934	\$710,934	
Channel C	East-west across Lot 103 DP 1131373 (dC10)	1,158	1,314	156	To be left in natural state	100%				
Channel C	East-west across Lot 1 DP 119518 (dC11)	1,314	1,445	131	To be left in natural state	100%				
Channel C2	Junction of main E-W channel from western boundary to southern boundary of Lot 55 DP 1658429 (dC8)	0	201	201	Constructed as part of upstream channel	100%			\$0	
Channel C2	northern to southern boundary of Lot 164 DP 1013390 (dC14)	201	235	34		100%		\$101,483	\$101,483	
Piped	East along Dehaveland CCT & Cosmos Fl	235	569	334		100%			\$0	
Channel C2	NW boundary of Lot 196 DP 1089251 to SE boundary of Lot 325 DP 1037413	569	708	139	Provided as part of development	100%			\$0	
Channel C2	Across south west corner of Lot 1 DP 347696	708	754	46		100%			\$0	
Channel C2	INW to SE of Lot 99 DP 1097696	754	1,024	270		100%			\$0	
dcC1	Louisiana Rd Culvert					100%		\$1,034,087	\$1,034,087	
dcC2	Sky Hawke Avenue Basin - Lot 99 DP 1097696 (SN5)					100%	\$142,184		\$142,184	
Porters Cr Diversion Scheme							0.0%		\$0	\$0
TOTAL								\$1,433,142	\$2,747,751	\$4,180,893

Drainage Works - Catchment C3

Map Ref.	Description / Chainage etc	Start Ch.	End Ch.	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Porters Cr Diversion Scheme							0.0%		\$0	\$0
TOTAL								\$0	\$0	\$0

Drainage Works - Catchment D1, D2 & D3

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Channel D	Crn Pearce Rd between Hopetown Rd & Monash Rd to Northern side of Pacific Hwy (dD1)	0	441	441	To be undertake as part of Development	0%				
Channel D	Pacific Hwy to northern boundary of Lot 9 DP 201174 (dD2)	441	632	191		0%				
Channel D	30 m east of western boundary of Lot 9 DP 201174 within Bingarrah Rd to 25 m west of western boundary of Lot 102 DP 1091897 (dD3)	632	694	62		0%				
Channel D	across SW corner of Lot 1 DP 1147734 - Wyong Hospital (dD3)	694	721	27		0%				
Channel D	East to West across Lot 102 DP 1091897 (dD3)	721	855	134		0%				
Channel D	East to West across Lot 101 DP 1091897 (dD4)	855	983	128		0%				
	Louisiana Rd	983	1,003	20		0%				
Channel D	East to West across Lot A DP 381268 (dD5)	1,003	1,209	206		0%				
Channel D	East to West across Lot 3 DP 208596 (dD6)	1,209	1,412	203	0%					
Channel D2	Western boundary to southern boundary of Lot 3 DP 208596 (dD6)	0	241	241		100%		\$374,583	\$374,583	
Channel D2	across NW corner of Lot 2 DP 208596 (dD7)	241	385	144		100%		\$223,817	\$223,817	
Channel D2	inside of western boundary of Lot 2 DP 208596 to Pacific Hwy (dD8)	385	495	110		100%		\$170,971	\$170,971	
	Floodplain Regeneration Works					100%		\$0	\$0	
dcD1	Pearce Road Culvert					100%		\$472,836	\$472,836	
dcD2	Pacific Hwy Culvert - Bingarrah Rd					100%		\$735,522	\$735,522	
dcD3	Louisiana Rd Culvert					100%		\$631,172	\$631,172	
dcD4	Pacific Hwy Culvert - West Tributary					100%		\$472,836	\$472,836	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL								\$0	\$3,081,737	\$3,081,737

Drainage Works - Catchment D1	50.8%	0	\$1,565,007	\$1,565,007
Drainage Works - Catchment D2	35.0%	0	\$1,078,080	\$1,078,080
Drainage Works - Catchment D3	14.2%	0	\$438,650	\$438,650

Drainage Works - Catchment E

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Piped	Within Road Reserves from Pascord Ave west along Van Strappen Rd north along Orchid Way to Lot 198 DP 1006789	0	387	387		100%	\$385,748		\$385,748	
Channel E	within Lot 198 DP 1006789 (dE2)	387	507	120		100%	\$443,007		\$443,007	
Piped	Piped across Figtree Boulevard	507	529	22	Included in upstream channel costs	0%			\$0	
Channel E	within Lot 197 DP 1006789 (dE3)	529	612	83	Included in upstream channel costs	0%			\$0	
Channel E	inside the eastern boundary of Lot 1531 DP 1159478 (dE4)	612	707	95		100%		\$84,060	\$84,060	
Channel Landscaping						100%		\$4,994	\$4,994	
dcE1	Culvert under the Pacific Highway & Figtree Boulevard (east culvert)					100%	\$359,730		\$359,730	
dcE2	Pacific Hwy Culvert (west)					100%		\$263,342	\$263,342	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL								\$1,188,485	\$352,396	\$1,540,881

Drainage Works - Catchment F1 & F2

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Channel F	Traversing Lot 2602 DP 1043826 (dF2 & dF3)	0	627	627	Cost associated with channalisation adjacent to culverts - between dcF3 & dcE4	100%		\$203,628	\$203,628	
Channel F	Southern or north western corner of Lot 92 DP 1109788 (dF4)	627	790	163						
Channel F	Eastern boundary to northern boundary Lot 21 DP 1109786 (dF5)	790	1,009	219	No money to be spent balance of drainage channel F - to be left in a natural state	0%				
Channel F	Southern to northern boundary of Lot 1302 DP 1135355 (dF6)	1,009	1,213	204						
Channel F	Lot 101 DP 1019019	1,213	1,293	80						
	Channel Landscaping				landscaping adjacent to culverts - between dcF3 & dcF4	100%		\$175,797	\$175,797	
dcF1	Pacific Hwy Culvert - Van Slappen Corner					100%		\$945,671	\$945,671	
dcF2	Culvert 1 - Extension of Clydesdale St					100%		\$210,149	\$210,149	
dcF3	Culvert 3 - Southern part of Lot 2603 DP 1119536 - Figtree Boulevard Culvert					100%		\$157,612	\$157,612	
dcF4	Johns Road Culvert					100%		\$382,299	\$382,299	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL							\$0	\$2,075,157	\$2,075,157	

Drainage Works - Catchment F1	88.7%	\$0	\$1,841,142	\$1,841,142
Drainage Works - Catchment F2	11.3%	\$0	\$234,015	\$234,015

Warnervale/Wadaba Drainage Works (G1, G2 & G3)

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch. m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
G1 Piped (dcG1)	Pedestrian pathway on the southern side of Lot 701 DP 1079560	0	69	69		100%	\$102,431		\$102,431
G1 Piped (dcG2)	Culvert under the Pacific Highway	69	115	46		100%	\$339,728		\$339,728
G1 Piped (dcG3)	East-west across Lot 1212 DP 818944	115	412	297		100%		\$291,732	\$291,732
G1 Piped (dcG4)	Under future Road - southern extension of Brussels Rd	412	497	85		100%		\$83,604	\$83,604
G1 Piped Culvert (dcG5)	Industrial Road Culvert	497	517	20		100%		\$243,591	\$243,591
G1 Channel G (dcG6)	Across Lot 32 DP 1093732 east-west	497	619	122		100%		\$119,836	\$119,836
G1 Channel G (dcG7)	Across Lot 32 DP 1093732 north-south	619	856	237		100%		\$237,771	\$237,771
G1 Channel G (dcG8)	Lot 8 DP 1100416	856	1,265	409		100%		\$411,865	\$411,865
(dcG9)	Lot 19 DP 250522	0	199	199	No expenditure required	100%			
	Channel Landscaping					100%		\$40,375	\$40,375
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$442,159	\$1,428,775	\$1,870,933

Drainage Works - Catchment G1	37.4%	\$165,317	\$534,198	\$699,515
Drainage Works - Catchment G2	45.4%	\$200,634	\$648,320	\$848,954
Drainage Works - Catchment G3	17.2%	\$76,208	\$246,256	\$322,464

Drainage Works - Catchment F1 & F2

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
Channel F	Traversing Lot 2602 DP 1043826 (dF2 & dF3)	0	627	627	Cost associated with channalisation adjacent to culverts - between dcf3 & dcf4	100%		\$203,628	\$203,628	
Channel F	Southern or north western corner of Lot 92 DP 1109788 (dF4)	627	790	163	No money to be spent balance of drainage channel F - to be left in a natural state	0%				
Channel F	Eastern boundary to northern boundary Lot 21 DP 1109786 (dF5)	790	1,009	219						
Channel F	Southern to northern boundary of Lot 1302 DP 1135355 (dF6)	1,009	1,213	204						
Channel F	Lot 101 DP 1019019	1,213	1,293	80						
	Channel Landscaping				landscaping adjacent to culverts - between dcf3 & dcf4	100%		\$175,797	\$175,797	
dcF1	Pacific Hwy Culvert - Van Stappen Corner					100%		\$945,671	\$945,671	
dcF2	Culvert 1 - Extension of Clydesdale St					100%		\$210,149	\$210,149	
dcF3	Culvert 3 - Southern part of Lot 2603 DP 1119536 - Figtree Boulevard Culvert					100%		\$157,612	\$157,612	
dcF4	Johns Road Culvert					100%		\$382,299	\$382,299	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL								\$0	\$2,075,157	\$2,075,157

Drainage Works - Catchment F1	88.7%	\$0	\$1,841,142	\$1,841,142
Drainage Works - Catchment F2	11.3%	\$0	\$234,015	\$234,015

WW41-WW43 - Warnervale/Wadaba Drainage Works (G1, G2 & G3)

Map Ref.	Description / Chainage etc	Start Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL	
							Mar-14	Mar-14	Mar-14	
G1 Piped (dcG1)	Pedestrian pathway on the southern side of Lot 701 DP 1079560	0	69	69		100%	\$102,431		\$102,431	
G1 Piped (dcG2)	Culvert under the Pacific Highway	69	115	46		100%	\$339,728		\$339,728	
G1 Piped (dcG3)	East-west across Lot 1212 DP 818944	115	412	297		100%		\$291,732	\$291,732	
G1 Piped (dcG4)	Under future Road - southern extension of Brussels Rd	412	497	85		100%		\$83,604	\$83,604	
G1 Piped Culvert (dcG5)	Industrial Road Culvert	497	517	20		100%		\$243,591	\$243,591	
G1 Channel G (dcG6)	Across Lot 32 DP 1093732 east-west	497	619	122		100%		\$119,836	\$119,836	
G1 Channel G (dcG7)	Across Lot 32 DP 1093732 north-south	619	856	237		100%		\$237,771	\$237,771	
G1 Channel G (dcG8)	Lot 8 DP 1100416	856	1,265	409		100%		\$411,865	\$411,865	
(dcG9)	Lot 19 DP 250522	0	199	199	No expenditure required	100%				
	Channel Landscaping					100%		\$40,375	\$40,375	
Porters Cr Diversion Scheme						0.0%		\$0	\$0	
TOTAL								\$442,159	\$1,428,775	\$1,870,933

Drainage Works - Catchment G1		\$165,317	\$534,198	\$699,515
Drainage Works - Catchment G2		\$200,634	\$648,320	\$848,954
Drainage Works - Catchment G3		\$76,208	\$246,256	\$322,464

Drainage Works - Catchment G4

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
G2 Piped (dcG10)	Easements over SP 78071 9-11 Willow Tree Rd	0	342	342		100%	\$491,540		\$491,540
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							491,540	\$0	\$491,540

Drainage Works -Catchment G5

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment H1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						0.0%		\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment H2

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						3.7%		\$549,538	\$549,538
TOTAL							\$0	\$549,538	\$549,538

Drainage Works - Catchment H3

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						2.3%		\$343,935	\$343,935
TOTAL							\$0	\$343,935	\$343,935

Drainage Works - Catchment H4

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						0.6%		\$83,872	\$83,872
TOTAL							\$0	\$83,872	\$83,872

Drainage Works - Catchment H5

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					0.6%		\$96,977	\$96,977
TOTAL							\$0	\$96,977	\$96,977

Drainage Works - Catchment H6

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					2.0%		\$294,427	\$294,427
TOTAL							\$0	\$294,427	\$294,427

Drainage Works - Catchment H7

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					1.9%		\$279,574	\$279,574
TOTAL							\$0	\$279,574	\$279,574

Drainage Works - Catchment H8

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					3.2%		\$484,741	\$484,741
TOTAL							\$0	\$484,741	\$484,741

Drainage Works - Catchment H9

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					2.8%		\$413,246	\$413,246
TOTAL							\$0	\$413,246	\$413,246

Drainage Works - Catchment H10

Map Ref.	Description / Chainage etc	Start Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
							Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					0.9%		\$128,721	\$128,721
TOTAL							\$0	\$128,721	\$128,721

Drainage Works - Catchment i1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					5.5%		\$832,066	\$832,066
	TOTAL						\$0	\$832,066	\$832,066

Drainage Works - Catchment i2

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					2.7%		\$399,850	\$399,850
	TOTAL						\$0	\$399,850	\$399,850

Drainage Works - Catchment i3

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					0.5%		\$70,767	\$70,767
	TOTAL						\$0	\$70,767	\$70,767

Drainage Works - Catchment J1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					1.4%		\$206,769	\$206,769
	TOTAL						\$0	\$206,769	\$206,769

Educational Site

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
	Porters Cr Diversion Scheme					4.5%		\$678,966	\$678,966
	TOTAL						\$0	\$678,966	\$678,966

Drainage Works - Catchment WTC 1

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						1.9%		\$287,905	\$287,905
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	6.8%	\$89,418		
					Apportioned Future expenditure	6.8%		\$132,642	
					Total				\$222,059
TOTAL							89,418	\$420,547	\$509,965

\$509,965

Drainage Works - Catchment WTC 2

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						2.0%		\$292,929	\$292,929
dcAB4	Warnervale Rd Culvert				Apportioned Expenditure	6.9%	\$90,978		
					Apportioned Future expenditure	6.9%		\$134,957	
					Total				\$225,934
TOTAL							90,978	\$427,886	\$518,863

Drainage Works - Catchment WTC 3

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						4.6%	\$0	\$688,575	\$688,575
TOTAL							\$0	\$688,575	\$688,575

Drainage Works - Catchment WTC 4

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
Porters Cr Diversion Scheme						0.9%	\$0	\$131,982	\$131,982
TOTAL							\$0	\$131,982	\$131,982

Drainage Works - Catchment WTC 5

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment WTC 6

Map Ref.	Description / Chainage etc	Sart Ch.	End Ch	Length	Additional Information	% of Costs	Indexed Expenditure	Future Costs	TOTAL
		m	m	m			Mar-14	Mar-14	Mar-14
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

Drainage Works - Catchment WTC 7

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14
							\$0	\$0	\$0
TOTAL							\$0	\$0	\$0

WEZ Mountain Rd Precinct

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14	
Porters Cr Diversion Scheme							27.8%	\$0	\$4,170,317	\$4,170,317
TOTAL							\$0	\$4,170,317	\$4,170,317	

WEZ South & West

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14	
Porters Cr Diversion Scheme							11.3%	\$0	\$1,694,087	\$1,694,087
TOTAL							\$0	\$1,694,087	\$1,694,087	

Precinct 14

Map Ref.	Description / Chainage etc	Sart Ch. m	End Ch m	Length m	Additional Information	% of Costs	Indexed Expenditure Mar-14	Future Costs Mar-14	TOTAL Mar-14	
Porters Cr Diversion Scheme							19.1%	\$0	\$2,870,754	\$2,870,754
TOTAL							\$0	\$2,870,754	\$2,870,754	

TOTALS

Total catchment specific Works	\$17,949,069
Porters Cr Diversion Scheme	\$15,000,000
Warnervale Rd Culvert	\$3,252,919
Minnesota Road Culverts	\$0
TOTAL	\$36,201,988

Apportionment of Drainage Works

Drainage Catchments		Porters Ck Diversion Scheme			Warnervale Culvert (dcAB5)		
Catchment	NDA	NDA	% of total NDA	Apportioned Costs	NDA	% of total NDA	Apportioned Costs
	ha						
A	28.36		0.0%	\$0	28.36	28.0%	\$909,946
B1	20.63		0.0%	\$0			
B2	36.65		0.0%	\$0			
B3	27.82		0.0%	\$0	27.82	27.4%	\$892,618
B4	17.33		0.0%	\$0	17.33	17.1%	\$555,931
C1	13.91		0.0%	\$0	13.91	13.7%	\$446,430
C2	75.98		0.0%	\$0			
C3	4.95		0.0%	\$0			
D1	36.71						
D2	25.29		0.0%	\$0			
D3	10.29						
E	30.46		0.0%	\$0			
F1	41.01		0.0%	\$0			
F2	5.21		0.0%	\$0			
G1	15.57		0.0%	\$0			
G2	18.90		0.0%	\$0			
G3	7.18		0.0%	\$0			
G4	13.61		0.0%	\$0			
G5	6.45		0.0%	\$0			
South Wadalba	7.09						
H1	6.26		0.0%	\$0			
H2	13.21	13.21	3.7%	\$549,538			
H3	8.27	8.27	2.3%	\$343,935			
H4	2.02	2.02	0.6%	\$83,872			
H5	2.33	2.33	0.6%	\$96,977			
H6	7.08	7.08	2.0%	\$294,427			
H7	6.72	6.72	1.9%	\$279,574			
H8	11.65	11.65	3.2%	\$484,741			
H9	9.93	9.93	2.8%	\$413,246			
H10	3.09	3.09	0.9%	\$128,721			
i1	20.00	20.00	5.5%	\$832,066			
i2	9.61	9.61	2.7%	\$399,850			
i3	1.70	1.70	0.5%	\$70,767			
J1	4.97	4.97	1.4%	\$206,769			
Education Site	16.32	16.32	4.5%	\$678,966			
WTC 1 - Residential	6.92	6.92	1.9%	\$287,905	6.92	6.8%	\$222,059
WTC 2 - Residential	7.04	7.04	2.0%	\$292,929	7.04	6.9%	\$225,934
WTC 3 - Residential	16.55	16.55	4.6%	\$688,575			
WTC 4 - Residential	3.17	3.17	0.9%	\$131,982			
WTC 5 - Residential	13.38						
WTC 6 - Residential	4.30						
WTC 7 - Residential	1.46						
WEZ Mountain Rd	100.24	100.24	27.8%	\$4,170,317			
WEZ South & West	40.72	40.72	11.3%	\$1,694,087			
Precinct 14	69.00	69.00	19.1%	\$2,870,754			
TOTAL	829.33	360.55	100%	\$15,000,000	101.37	100%	\$3,252,919

Figure 17 Drainage Works Locations – Catchments A, B & C

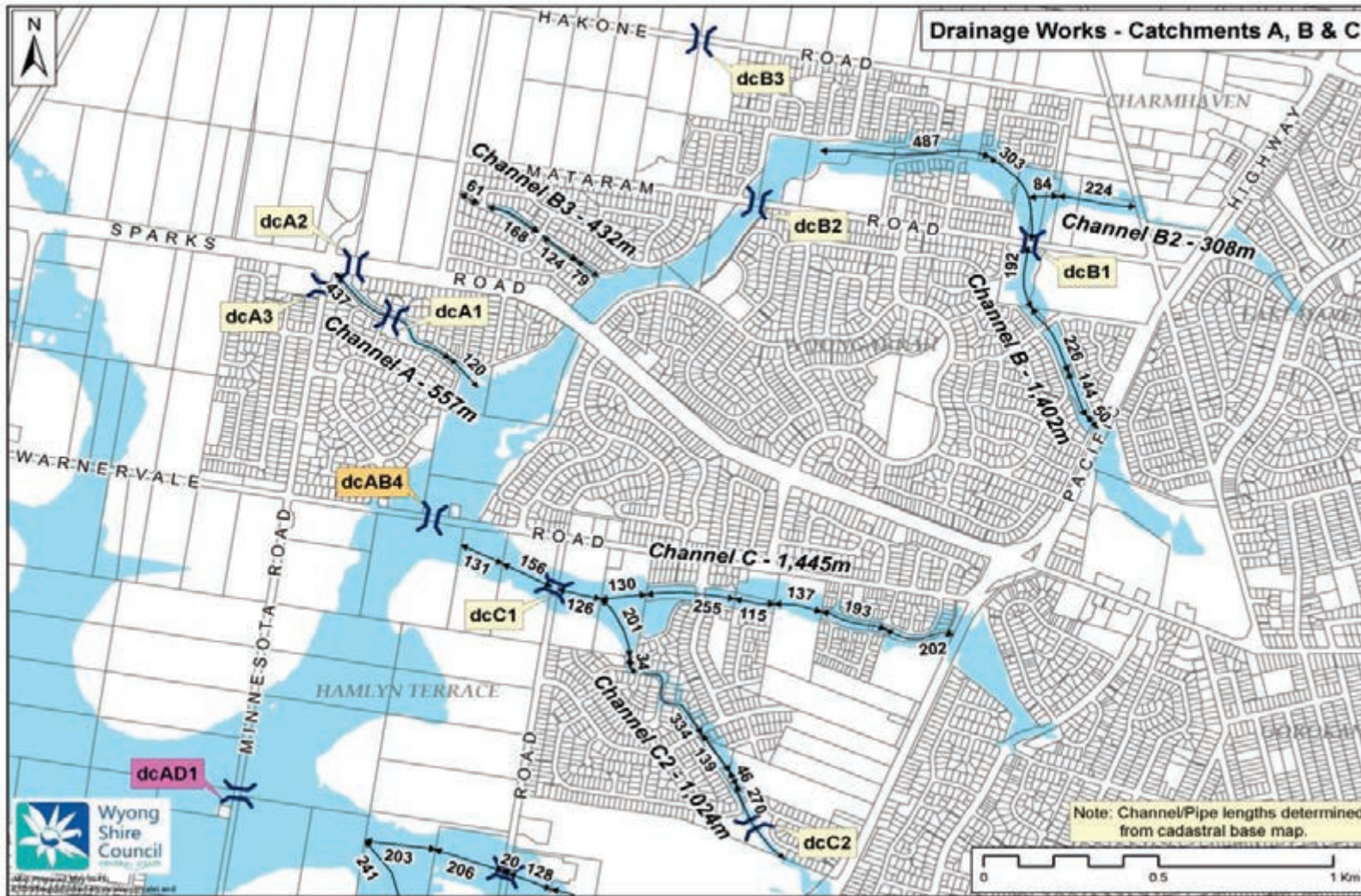
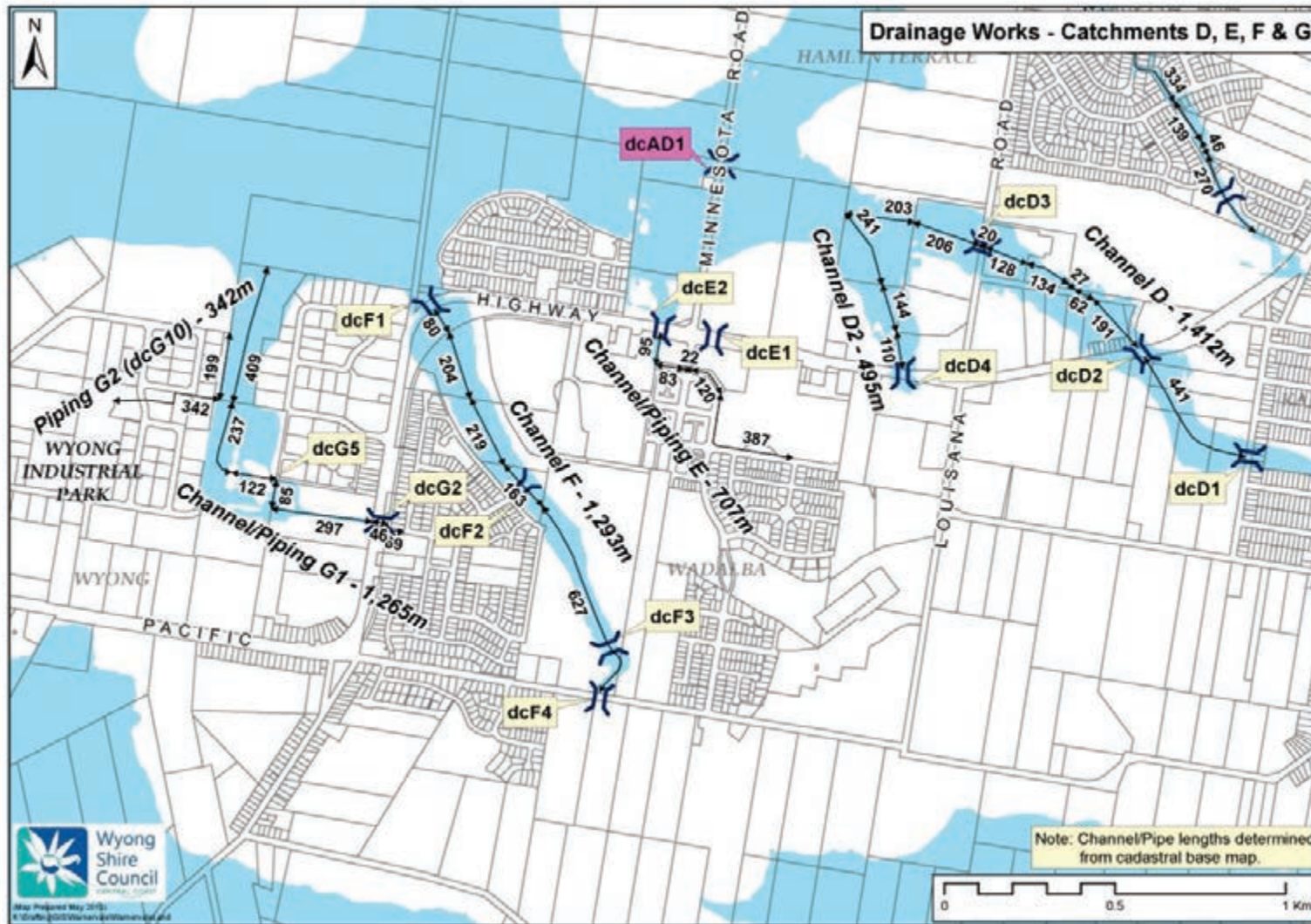


Figure 18 Drainage Works Locations – Catchments D, E & F



6.3.2 Water Quality Works

Water Quality Works - Catchment A

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment B1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment B2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
wqB2 - Waterside Dr Works	Lot 134 DP 1076050, Lot 1 DP 1113258 & Lot 2 DP 1104475 (dB15-dB17)	Completed in two stages 2005 & 2007-08.		\$960,845		\$960,845
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$960,845	\$0	\$960,845

Water Quality Works - Catchment B3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
wqB1 - Peppercorn Ave	Lot 261 DP 1036768 (dB23)			\$647,987		\$647,987
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$647,987	\$0	\$647,987

Water Quality Works - Catchment B4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.0%		\$0	\$0
TOTAL				\$0	\$0	\$0

TOTAL COST CATCHMENTS B1, B2, B3 & B4				\$1,608,833	\$0	\$1,608,833
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Water Quality Works - Catchment C1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		5.03%	\$0	\$262,013	\$262,013
TOTAL				\$0	\$262,013	\$262,013

Water Quality Works - Catchment C2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		27.46%		\$1,430,974	\$1,430,974
TOTAL				\$0	\$1,430,974	\$1,430,974

Water Quality Works - Catchment C3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W40		Cost Estimate provided in Report 7A Integrated Water Cycle Management Strategy - Addendum 1/26/2014			\$873,040	\$873,040
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$873,040	\$873,040

Water Quality Works - Catchment D1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		13.27%		\$691,405	\$691,405
TOTAL				\$0	\$691,405	\$691,405

Water Quality Works - Catchment D2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		9.14%		\$476,285	\$476,285
TOTAL				\$0	\$476,285	\$476,285

Water Quality Works - Catchment D3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W9		Cost Estimate provided in Report 7A Integrated Water Cycle Management Strategy - Addendum 1/26/2014			\$585,687	\$585,687
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086	To be addressed by Development	0.00%		\$0	\$0
TOTAL				\$0	\$585,687	\$585,687

Water Quality Works - Catchment E

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W10	Lot 24 DP 843478 (FP11)				\$1,909,158	\$1,909,158
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$1,909,158	\$1,909,158

Water Quality Works - Catchment F1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		14.82%		\$772,339	\$772,339
TOTAL				\$0	\$772,339	\$772,339

GWater Quality Works - Catchment F2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
			0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchments G1, G3 & G5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		10.55%		\$549,834	\$549,834
TOTAL				\$0	\$549,834	\$549,834

Water Quality Works - Catchment G1			53.3%	\$0	\$293,229	\$293,229
Water Quality Works - Catchment G3			24.6%	\$0	\$135,173	\$135,173
Water Quality Works - Catchment G5			22.1%	\$0	\$121,431	\$121,431

Water Quality Works - Catchment H1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment H2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W18		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$458,872	\$458,872
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$458,872	\$458,872

Water Quality Works - Catchment H3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.0%		\$155,692	\$155,692
TOTAL				\$0	\$155,692	\$155,692

Water Quality Works - Catchment H4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.7%		\$37,967	\$37,967
TOTAL				\$0	\$37,967	\$37,967

Water Quality Works - Catchment H5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W20		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$256,633	\$256,633
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$256,633	\$256,633

Water Quality Works - Catchment H6

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
Add2		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$654,849	\$654,849
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$654,849	\$654,849

Water Quality Works - Catchment H7

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W21		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$1,410,233	\$1,410,233
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$1,410,233	\$1,410,233

Water Quality Works - Catchment H8

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W19		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$672,825	\$672,825
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$672,825	\$672,825

Water Quality Works - Catchment H9

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.6%		\$187,068	\$187,068
TOTAL				\$0	\$187,068	\$187,068

Water Quality Works - Catchment H10

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		1.1%		\$58,269	\$58,269
TOTAL				\$0	\$58,269	\$58,269

Water Quality Works - Catchment (i1)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		7.23%		\$376,659	\$376,659
TOTAL				\$0	\$376,659	\$376,659

Water Quality Works - Catchment (i2)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		3.47%		\$181,003	\$181,003
TOTAL				\$0	\$181,003	\$181,003

Water Quality Works - Catchment (i3)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central Storage	Lot 2 & 3 DP 1101086		0.61%		\$32,035	\$32,035
TOTAL				\$0	\$32,035	\$32,035

Water Quality Works - Catchment (J1)

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
W39		Cost Estimate provided in Precinct 7A Integrated Water Cycle Management Strategy - Addendum (D06760970)			\$493,452	\$493,452
CS - Central Storage	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$493,452	\$493,452

Water Quality Works - Catchment WTC 1

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
SE2	Lot 10 DP 7738	Stormwater Detention Basin	100%	\$0	\$426,451	\$426,451
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$426,451	\$426,451

Water Quality Works - Catchment WTC 2

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 3

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
SW1	Lot 1 & 2 DP 700096	Stormwater Detention Basin	100%	\$0	\$1,726,960	\$1,726,960
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$1,726,960	\$1,726,960

Water Quality Works - Catchment WTC 4

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 5

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N1-A	Lot 59 DP 77738	Stormwater Detention Basin	100%	\$0	\$594,662	\$594,662
N1-B	Lot 58 DP 77738	Stormwater Detention Basin	100%	\$0	\$291,400	\$291,400
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%	\$0	\$0	\$0
TOTAL				\$0	\$886,063	\$886,063

Water Quality Works - Catchment WTC 6

Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N-2A	Lot 521 DP 294725	Removed from WTC Plan - to be provided by developers	0%		\$0	\$0
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

Water Quality Works - Catchment WTC 7

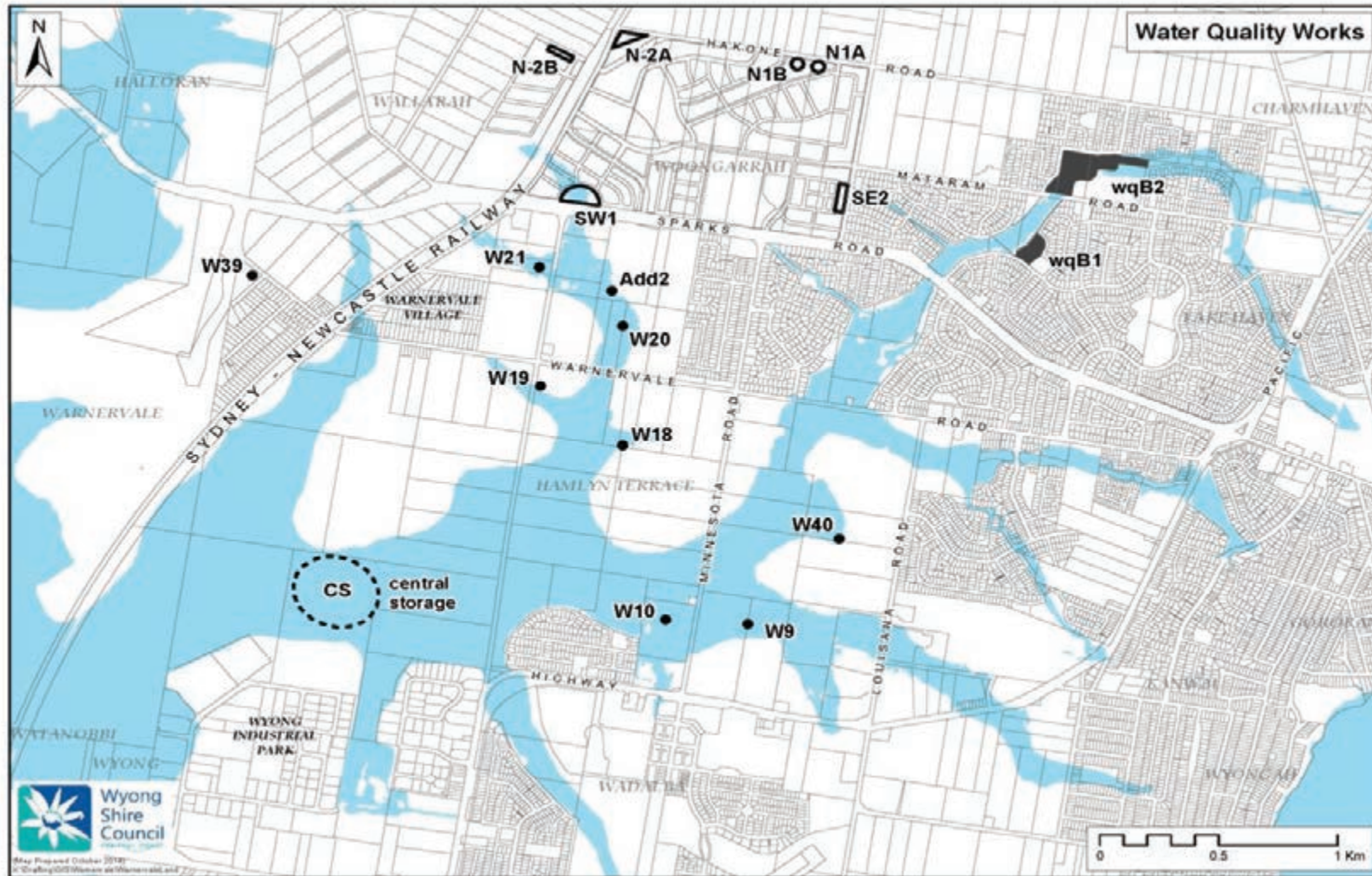
Work Ref	Location	Additional Information	% of Cost	Indexed Expenditure	Future Costs	TOTAL
N-2B	From Porters Creek Stormwater Harvesting Scheme	Removed from WTC Plan - to be provided by developers	0%		\$0	\$0
CS - Central WQ Treatment	Lot 2 & 3 DP 1101086		0.00%		\$0	\$0
TOTAL				\$0	\$0	\$0

TOTAL WATER QUALITY WORKS				\$1,608,833	\$15,565,765	\$17,174,598
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Apportionment of Central Storage Water Quality Works

Drainage Catchments		Central WQ Treatment		
Catchment	NDA ha	NDA ha	% of total NDA	Apportioned Costs Mar-2014
A		WQ provided with development		
B1		WQ provided with development		
B2	36.65	WQ treatment via wqB2		
B3	27.82	WQ treatment via wqB1		
B4		WQ provided with development		
C1	13.91	13.91	5.0%	\$262,013
C2	75.98	75.98	27.5%	\$1,430,974
C3	4.95	WQ treatment via W40		
D1	36.71	36.71	13.3%	\$691,405
D2	25.29	25.29	9.1%	\$476,285
D3	10.29	WQ treatment via W9		
E	30.46	WQ treatment via W10		
F1	41.01	41.01	14.8%	\$772,339
F2		WQ provided with development		
G1	15.57	15.57	5.6%	\$293,229
G2		WQ provided with development		
G3	7.18	7.18	2.6%	\$135,173
G4		WQ provided with development		
G5	6.45	6.45	2.3%	\$121,431
South Wadalba		WQ required to be addressed on site		
H1		WQ provided with development		
H2	13.21	WQ treatment via W18		
H3	8.27	8.27	3.0%	\$155,692
H4	2.02	2.02	0.7%	\$37,967
H5	2.33	WQ treatment via W20		
H6	7.08	WQ treatment via Add2		
H7	6.72	WQ treatment via W21		
H8	11.65	WQ treatment via W19		
H9	9.93	9.93	3.6%	\$187,068
H10	3.09	3.09	1.1%	\$58,269
i1	20.00	20.00	7.2%	\$376,659
i2	9.61	9.61	3.5%	\$181,003
i3	1.70	1.70	0.6%	\$32,035
J	4.97	WQ treatment via W39		
Education Site		WQ provided with development		
WTC 1	6.92	WQ treatment via SE2		
WTC 2		WQ provided with development		
WTC 3	16.55	WQ treatment via SE1		
WTC 4		WQ provided with development		
WTC 5	13.38	WQ treatment via N1-A & N1-B		
WTC 6		WQ provided with development		
WTC 7		WQ provided with development		
WEZ Mountain Rd		Future Scheme to be determined		
WEZ South & West		Future Scheme to be determined		
Precinct 14		Future Scheme to be determined		
TOTAL	469.70	276.72	100.0%	\$5,211,543

Figure 19 Water Quality Works



6.3.3 Wadalba Environmental Corridor Land & Works

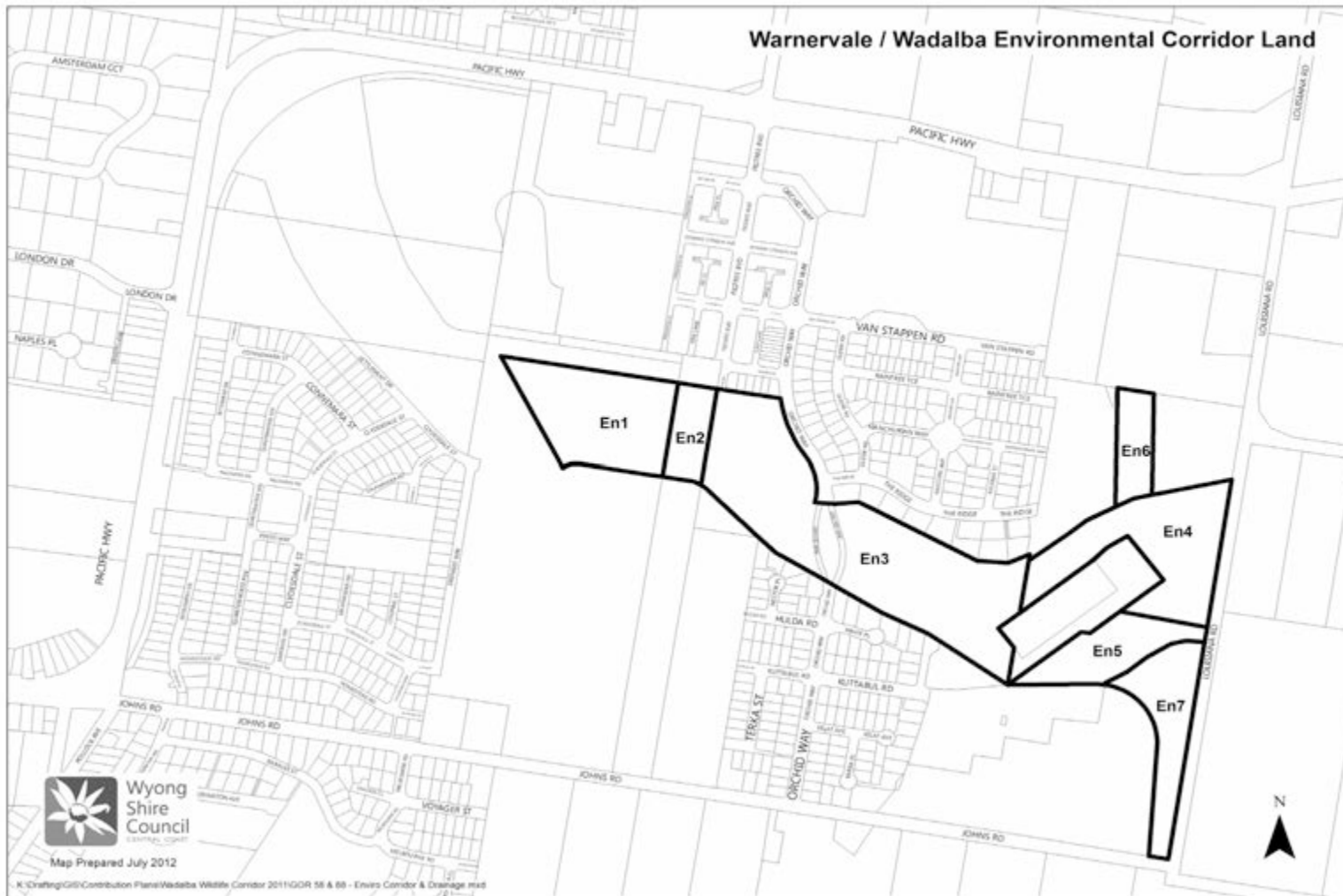
GOR 58 - Warnervale/Wadaba Environmental Corridor Land

Location		Acquired Land		Unpurchased Land		TOTAL	
Project Ref.	Property Description	Acquired Area (ha)	Indexed Acquisition Costs	Proposed Area (ha)	Estimated Cost	Total Area	TOTAL Cost
En1	Lot 2603 DP 1119536, formerly Lot 2602 DP 1043825			3.03	\$396,421	3.03	\$396,421
En2	Lot 1 DP 306056			0.66	\$85,970	0.66	\$85,970
En3	Lot 228 DP 1105837	8.25	\$1,016,565			8.25	\$1,016,565
En4	Lot 1 DP 1154872, formerly part Lot 311 DP 808521 (E2)	3.63	\$474,658			3.63	\$474,658
En5	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (E2)			1.69	\$221,106	1.69	\$221,106
En6	part lot 2 DP 1154872 (formerly part Lot 311 DP 808521 (E2))	0.953	\$124,657			0.95	\$124,657
En7	Part Lot 229 DP 1105837, formerly Lot 312 DP 808521 (not part of previous plan)					0.00	\$0
Total		12.83	\$1,615,880	5.38	\$703,497	18.21	\$2,319,377

Warnervale/Wadaba Environmental Corridor Works

Items	Completed Works	Uncompleted Works	TOTAL
Preparation of Management Plan	13,519		\$13,519
Cost of Planned Embellishment Works		\$1,294,223	\$1,294,223
Total	\$13,519	\$1,294,223	\$1,307,742

Figure 20 Wadalba Environmental Corridor Land Locations



6.3.4 Addition to Wadalba Environmental Corridor

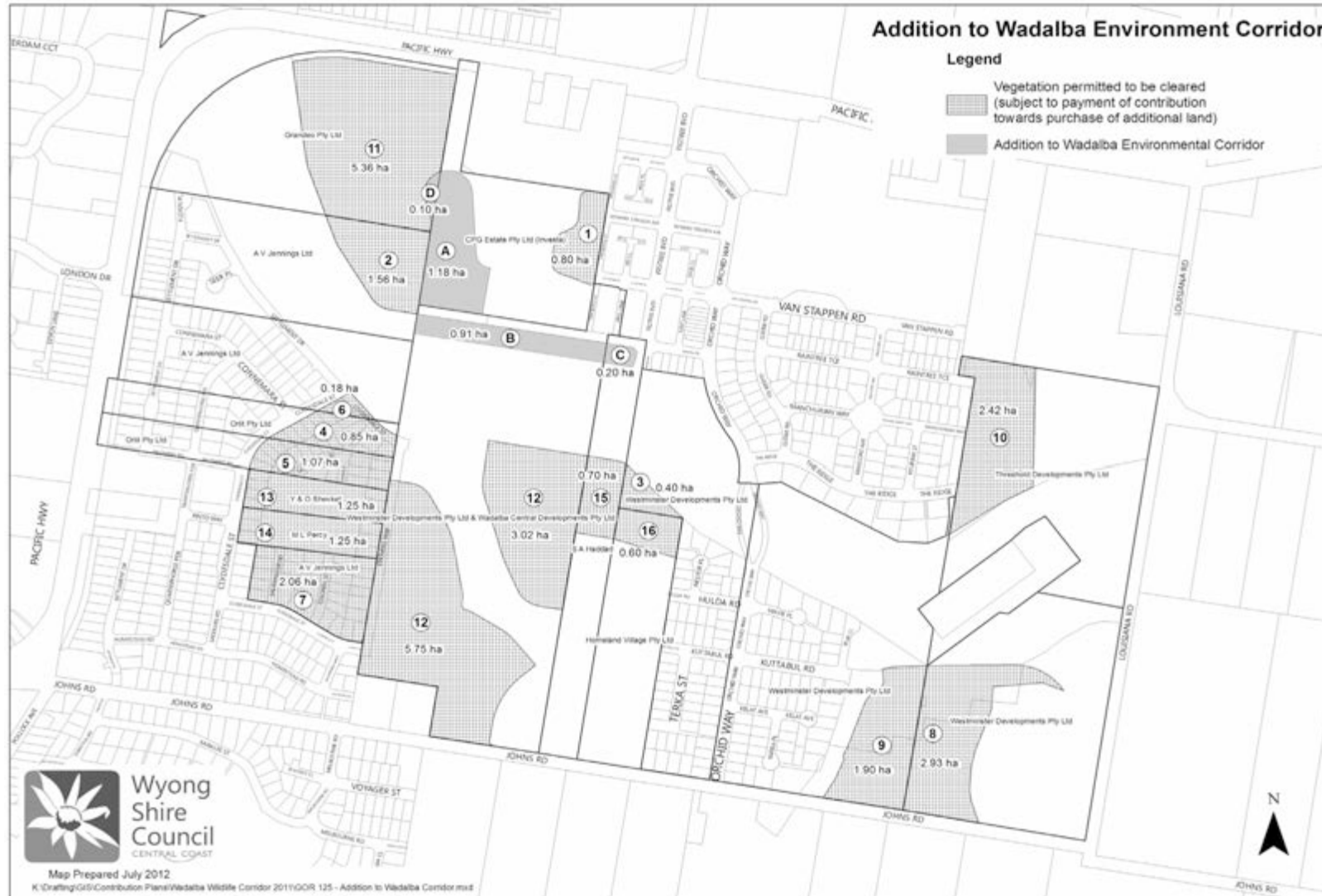
GOR 125 Additions to Corridor

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Area (ha)	Land Valuation rate on basis of function	Total Cost	%
A	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	1.13	\$1,470,000	\$1,664,040.00	78%
B	Westminster Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	0.91	\$297,669	\$270,878.79	12%
C	Mrs S A Haddad	Lot 1 DP 306056	205 Johns Road	0.20	\$297,669	\$59,533.80	3%
D	Grandeo Pty Ltd	Lot 102 DP 101919	501 Pacific Highway	0.10	\$1,470,000	\$147,000.00	7%
Total				2.34		\$2,212,012.59	100%

Contributions towards Addition to Environmental Corridor Lands

Map Ref.	2005 Owners	Original Property Description	Property Address in Deed	Areas to be cleared (ha)	Contribution per ha of cleared land	Total Contribution
Owners subject to Deed of Agreement						
1	CPG Estate Pty Ltd (Investa)	Lot 1 DP 376236	531 Pacific Highway	0.80	\$68,867	\$55,093.60
2	A V Jennings Ltd	Part Lot 1 DP 180012	483 Pacific Highway	1.56	\$68,867	\$107,432.52
3	Westminster Developments Pty Ltd	Lot 261 DP 1038214	Johns Road	0.40	\$68,867	\$27,546.80
4	Orlit Pty Ltd	Lot A DP 386170	469 Pacific Highway	0.85	\$68,867	\$58,536.95
5	Orlit Pty Ltd	Lot B DP 386170	465 Pacific Highway	1.07	\$68,867	\$73,687.69
6	A V Jennings Ltd	Lot 2 DP1064784	542 Pacific Highway	0.18	\$68,867	\$12,396.06
7	A V Jennings Ltd	Lot 333 DP 1051976	Clydesdale Street	2.06	\$68,867	\$141,866.02
8	Westminster Developments Pty Ltd	Lot 312 DP 808521	155 Johns Road	2.93	\$68,867	\$201,780.31
9	Westminster Developments Pty Ltd	Part Lot 28 DP 755245	165-175 Johns Rd	1.90	\$68,867	\$130,847.30
10	Threshold Developments Pty Ltd	Lot 311 DP 808521	Louisiana Road	2.42	\$68,867	\$166,658.14
11	Grandeo Pty Ltd	Lot 102 DP 1019019	501 Pacific Highway	5.36	\$68,867	\$369,127.12
12	Westminster Developments Pty Ltd & Wadalba Central Developments Pty Ltd	Lot 2602 DP 1043825	Van Stappen Road	8.77	\$68,867	\$603,963.59
Area Sub Total (ha)				28.30		
Owners not subject to Deed of Agreement						
13	Y & O Shevket	Lot 11 DP 1085184		1.25	\$68,867	\$86,083.75
14	Mr M L Percy	Lot B 1064184		1.25	\$68,867	\$86,083.75
15	Mrs S A Haddad	Lot 1 DP 306056		0.7	\$68,867	\$48,206.90
16	Homeland Village Pty Ltd	Lot DP 536569		0.6	\$68,867	\$41,320.20
Shortfall in Monies to be collected under Deed				0.02	\$68,867	\$1,381.89
Area Sub Total (ha)				3.8		
TOTAL				32.12		\$2,212,012.59

Figure 21 Addition to Wadalba Environmental Corridor



7 References

Author	Document Title	Council Reference Number
General		
Wyong Shire Council	Warnervale East – Wadalba North Release Area: Trunk Drainage, Prepared for Contributions Plan No 7A (13 April 1994)	D01739302
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 1995)	T40/08700-01
Young Consulting Engineers	Wadalba Development – Cost Estimates (June 1998)	T40/25850-07
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (August 1998)	T40/08700-08
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 2001)	D01910056 TCS2006047 T40/25850-15
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West – (May 2002)	D01910299
Leyshon Consulting	Warnervale East Local Centre (February 2004)	T40/25850-16
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (2004) D00468001	D02993254 D00322714 D00015534
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (June 2004)	D00019961
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (March 2005)	D00393573
Wyong Shire Council	Section 94 Contributions Plan No. 7A – Drainage, Water Quality, Open Space, Community Facilities and Roads – Warnervale East and Wadalba North West (September 2005)	D00371971
NSW Department of Planning	Central Coast Regional Strategy 2006-31 ((2008)	D001194752
Newplan on behalf of Wyong Shire Council	Draft Woongarah, Hamlyn Terrace & Wadalba Development Contributions Plan 2009 submitted to Department of Planning (September 2009)	D02013936 D02016574
Open Space		

Author	Document Title	Council Reference Number
Wyong Shire Council	Warnervale/Wadalba Open Space Plan (September 1991)	D02500744 D03108383
Wyong Shire Council	Review of Contributions Plan No. 7A – The Wider Warnervale District Technical Report (2004)	D02993254
Wyong Shire Council	Wyong Open Space Principles Plan (June 2005)	D02453188
Wyong Shire Council	Local Parks Strategy (August 2005)	D00427905
Wyong Shire Council	Wyong Recreation Facilities Strategy (October 2009)	D02070427
Cardno (NSW)	Warnervale and Hamlyn Terrace preliminary Investigation – Version A (May 2006)	D00550750
Cardno (NSW)	Warnervale and Hamlyn Terrace preliminary Investigation Version B (May 2006)	D00557823
Community Facilities		
Wyong Shire Council	Concept Brief for Wadalba Community Centre (July 1998)	T40/25850-07
Department of Public Works	Development Application Report – Wadalba Community School (October 1998)	T40/25850-09
Wyong Shire Council	Community Support & Human Services Plan for Warnervale/Wadalba (March 2001)	D01912922
Wyong Shire Council	Guidelines for the Planning and Provision of Community Facilities in Wyong Shire – Final Report (July 2002)	D02226844
Wyong Shire Council	Community Support & Human Services Strategy for Warnervale/Wadalba (September 2002)	D01912921 D03150262
Paul van Reyk Consultancy Services	Warnervale/Wadalba Community Support & Human Services Strategy: Feasibility Studies for a Business Case for Integrated Service Provision (September 2002)	D01912930
Wyong Shire Council	Warnervale Town Centre Community Facilities Study (October 2003)	D00697415
Aquatic and Leisure Centre		
HM Leisure Planning Pty Ltd, Prior & Cheney Architects and Recreation Planning Associates	Warnervale Aquatic & Recreation Centre Feasibility (May 2004)	D00598175
CPG Management	Warnervale Indoor Aquatic & Recreation Centre (July 2005)	D02471933
Roads		
	Reports prepared for Landcom for the Wadalba North West Urban Release Area (1998)	

Author	Document Title	Council Reference Number
Pak-Poy & Kneebone	Wyong Shire Road Hierarchy and Transportation Study (April 1989)	
SPD	Tranplan Strategic Traffic Modelling for Warnervale/Wadalba (September 1991)	
SPD	Warnervale Development Future Traffic Flows on Sparks Road and Pacific Highway (September 1992)	
SPD	Warnervale Future Development, analysis of key intersections (January 1993)	
Wyong Shire Council	The Railway Bypass - When to Construct? (January 1993)	D03300379
Wyong Shire Council	Technical Report No 773 Pacific Highway/Lucca Road Intersection (May 1993)	D02001845
GHD	Concept Design and Estimates Railway Road Bypass (June 1993)	
Wyong Shire Council	Technical Report No 1004 Warnervale Urban Release Area: Sparks Road/Minnesota Road Intersection Warnervale (June 1993)	D03300395
Wyong Shire Council	Technical Report No 1145 Warnervale Urban Release Area: Pacific Highway/Wallarah Road/Sparks Road Intersection (June 1993)	D03300400
Wyong Shire Council	Technical Report No 774 Warnervale Urban Release Area: Pacific Highway/Minnesota Road Intersection North Wyong (July 1993)	D03300402
Wyong Shire Council	Technical Report No 776 Pacific Highway/Donaldson Road Intersection (October 1993)	D02489158
Bradley Parkes	Traffic Report Stage 1 Supplier Park Warnervale (November 2004)	Box000380
ARUP	Wyong Employment Zone Traffic Study (2006)	CPA/92389
ARUP	Greater Warnervale Area & Town Centre Traffic Study (2006)	CPA/92389
Wyong Shire Council	Warnervale Town Centre Traffic Impact Assessment (January 2007)	D02565471
Wyong Shire Council	Link Road Tender documentation (2008)	CPA/160794
Wyong Shire Council	Technical Report No 7 – Pacific Highway/Johns Road/Pollock Av, Wadalba	T40/08700-01
Wyong Shire Council	RTA estimates, Technical Report No 1824 Sparks Road/Warnervale Road intersection	
Wyong Shire Council	Technical Report No 1823 Pacific Highway/Craigie Avenue intersection	
Wyong Shire Council	Technical Report No 774 Pacific Highway/Minnesota Road intersection	
Wyong Shire Council	Technical Report No 1975 Minnesota Road/Warnervale Road intersection	
Wyong Shire Council	Technical Report 1974 Pacific Highway/Collector Road intersection	
Wyong Shire Council	Technical Report No 775 Pacific Highway/Lucca Road Intersection, North Wyong	
Wyong Shire Council	Technical Report No 1005, Warnervale Urban Release Area Pacific Highway/Pearce Road intersection	
Drainage		
Sinclair, Knight & Partners	Lower Wyong River Flood Study (January 1984)	D00366614
DISBOS P/L	Flood Drainage and Traffic Study, North Wyong (April 1989)	

Author	Document Title	Council Reference Number
Kinhill Engineers	Warnervale Floodplain Environmental Management Strategy – Investigations to Identify Water Quality Control Facilities for the Warnervale Catchment (February 1998 and 1999)	D00592031
R A Young and Associates	Investigations undertaken related to the Wadalba North West Urban Release Area (1998-1999)	
Willing and Partners	Trunk Drainage Investigation, Warnervale East 7B Stage 1, Flood Study (May 1990)	D00538088 D00592019
Willing and Partners	Trunk Drainage Investigation, Warnervale East 7B, Stage 2, Floodplain Management Plan (June 1990)	D00538099 D00592025 D00366802
Willing and Partners	Wadalba West Release Area, Trunk Drainage Investigation (September 1991)	D00592027 D00366869
Willing and Partners	North Wyong Industrial Estate Planned Extension – Drainage Easement South of Pavitt Crescent - Final Report (February 1992)	D00952343
Willing and Partners	Warnervale East 7B Fill Analysis (October 1994)	D00952206
	Warnervale East – Wadalba North Release Area: Trunk Drainage, Prepared for Contributions Plan No 7A, Technical Report, May 1996	
Kinhill Engineers	Warnervale Wetlands Concept Design Report (February 2000)	D00592035
Wyong Shire Council	Upstream of Louisiana Rd near Wyong Hospital, Preliminary Assessment (2001)	
Paterson Britton and Partners Pty Ltd	Warnervale Road Concepts and Floodway Concept Report (2001)	
Azzurra Consulting	Review of Woongarra Channel (2003)	TCS0607004
Azzurra Consulting	Draft Floodplain Assessment, Review of Woongarra Creek – Final Issue (March 2003)	D00538071
Azzurra Consulting	Draft Floodplain Assessment, Review of Kanwal and Wyongah Channels (2003)	D00624310
Wyong Shire Council	Review of Contributions Plan No. 7A - The Wider Warnervale District Technical Report (2004)	
Cardno (NSW/ACT)	Porters Creek Flooplain Risk Management Plan - Final Report (April 2010)	D03071679
Water Quality		
Kinhill	Warnervale Floodplain Environmental Management Strategy, Prepared for Wyong Shire Council (February 1998)	D00592031
Kinhill Engineers	Warnervale Wetlands Concept Design Report (February 2000)	D00592035
Ecological Engineering	Integrated Water Cycle Management & Water Sensitive Urban Design Strategy - Stage 1 of Warnervale Supplier Park (2004)	

Author	Document Title	Council Reference Number
Ecological Engineering	Integrated Water Cycle Management Strategy for the Wyong Employment Zone (May 2005)	D00592036 D00592040 D00592041
Ecological Engineering	Porter's Creek Wetland Stormwater Harvesting & Reuse Project (Australian Water Fund Application) Overview Report (June 2005)	D00592013
Ecological Engineering	Integrated Water Cycle Management Strategy for the Warnervale Town Centre (June 2006)	D00592047 CPA/104592
Ecological Engineering	Discussion Paper Modelling Rationale for the Porters Creek Stormwater Harvesting Strategy (June 2006)	D00591974
GHD	Report on Porters Creek Catchment - Integrated Water Cycle Management Strategy Section 94 Contributions Assessment (July 2006)	D00743208
Ecological Engineering	Water Sensitive Urban Design Solutions for Catchments above Wetlands – Final Report (May 2007)	D00841157
EDAW/AECOM/Storm Consulting	Warnervale-Wadalba Integrated Water Cycle Management Section 94 Report (April 2008)	D01150431
Cardno	Precinct7A IWCM Final Draft Report for Council Comment (2012)	D02948723
Wyong Shire Council	Porters Creek Stormwater Harvesting Scheme: Revised Concept Design (March 2011)	D02520205
Environmental		
Lesrvk Environmental Consultants	Preliminary Flora & Fauna Survey of Proposed Residential Development Release Area, Wadalba, NSW (March 1998)	T40/25850-05
Francis Lemckert, Forest Research & Development Division. State Forests of NSW	Habitat Assessment – Wadalba Development Site (November 1998)	T40/25850-09
Gunnenah Environmental Consultants (Branwhite, Boris)	Wyong Development Area Orchid Survey (Stage 1) (November 1998)	C60/05100-01 TSC0249740
Pak-Poy & Kneebone Pty Ltd	Warnervale/Wadalba Local Environmental Study (July 1989)	T40/25850-01
Gunnenah Environmental Consultants	Orchid Survey within Wyong's Development Areas – Stage 2 (September 1989)	C60/05100-06 TCS0321441
Eastcoast Flora Surveys	Angophora Inopina in Wyong Shire & Lake Macquarie (June 1999)	C60/05000-09 TCS0281776
Austeco	Sub-Regional Squirrel Glider Study (February 2000)	C60/05100-06 TCS0353053 TCS0322512
R Payne Ecological Surveys & Managem	Ecological Investigations – Proposed Sporting & Community Facilities Wadalba & Woongarra (June 2000)	T40/25854-01 TCS0377171
Gorecki, P & Dallas, M	Aboriginal Archaeological Assessment, Johns Rd, Wadalba, NSW (June 2000)	T40/25850-14 C60/05100-15
Forest Fauna Surveys	Flora, Fauna & Habitat Assessment for Warnervale Land Use Strategy Study (September 2001)	T40/25886-10

Author	Document Title	Council Reference Number
Bell, Stephen	Distribution, Conservation & Management of the vulnerable Angophora inopina – Final Report (December 2001)	D00949932 D00475654
Eastcoast Flora Surveys (Bell,S)	Acacia Bynoeona Seasonal Data Collection Survey (April 2002)	C60/05100-17 TCS0515242
Smith A P, Watson G & Murray M (Austeco)	Fauna habitat Modelling & Evaluation of Wildlife Linkages in Wyong Shire (May 2002)	D00475599 C60/05100-12 TCS0530069
Eastcoast Flora Surveys (Bell,S)	Wyong Shire Vegetation Mapping Project (November 2002)	C60/05100-19 TCS0568002
Sinclair Knight Merz P/L Newcastle	Wyong Precinct 11 & 13 Flora & Fauna Report (December 2002)	TCS0571278 U20/WA100-09
LR Environ GIS	Bushfire Prone Land Mapping (July 2003)	T40/02000-03 TCS0627315
Austeco (Smith, A)	Wadalba Squirrel Glider Study (May 2002)	D/01799-04 TCS0523893
Professor Hugh Possingham	Peer Review of Draft Wyong Conservation Strategy (October 2002)	C60/05100-19
Eastcoast Flora Survey Bell,S)	Vegetation Community Profiles – Final Report (December 2002)	D00475578
Eastcoast Flora Surveys (Bell,S)	Vegetation & Orchid Survey - Warnervale Industrial Land (May 2003)	D00005898
Eastcoast Flora Survey Bell,S)	The Natural Vegetation of the Wyong Local Government Area, Central Coast, NSW (June 2003)	D00475585
Wyong Shire Council	Draft Conservation Strategy (August 2003)	D00946693
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Regional Sporting Facility (November 2003)	D00042857
Forest Fauna Surveys (Murray, M)	Extension of Wyong Corridor Study to Resolve Detailed Design Issues with Stakeholders (February 2004)	C60/05100-21 TSC0674756
Eastcoast Flora Survey	Flora & Fauna Investigations – Proposed Warnervale Town Centre, Wyong Shire (March 2004)	D00476074
Eastcoast Flora Survey	Population count & assessment of Rutidosis Heterogama (Asteraceae) Lower Hunter & Central Coast (April 2004)	D00006206
Conacher Travers	Wadalba Wildlife Corridor Management Plan (September 2006)	D00641790
Environmental Research & Information Consortium	Preliminary Results of Wetness Mapping Using Satellite Imagery – Warnervale (Dec 2006)	D00753304
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Employment Zone (May 2006)	D00553650 D00553660
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Ecological Investigations – Wyong Employment Zone – Version 2 (May 2007)	D00889373

Author	Document Title	Council Reference Number
Forest Fauna Surveys Pty Ltd, Eastcoast Flora Survey	Lot 3 DP 1007500, Warnervale Business Park, Warnervale & Baileys Farm Conservation Offset – Habitat Restoration & Monitoring Plan (June 2008)	D02084325
Eastcoast Flora Survey	Lower Hunter Spotted Gum Ironbark Forest EEC in the Warnervale Area (2010)	D02616269 CPA/168633

6.1 Lake Haven Cinema and Shopping Centre footpath Access Audit

TRIM REFERENCE: C2014/05396 - D11730195

MANAGER: Peter Murray, Manager

AUTHOR: Darren Mitchell; Asset Management Programmer

SUMMARY

Report on outcome of the comprehensive audit of the footpath, shared pathways and bus shelters/bus stops within the local vicinity of the Lake Haven Cinema and Shopping Centre precinct.

RECOMMENDATION

That Council receive the report on Lake Haven Cinema and Shopping Centre footpath Access Audit.

BACKGROUND

Council at its meeting held on 13 August 2014 resolved unanimously:

“RESOLVED unanimously on the motion of Councillor BEST and seconded by Councillor NAYNA:

925/14 Council notes the further expansion of Lake Haven Precinct.

927/14 That Council requests the General Manager to review the adequacy of footpaths and disabled access services throughout the precinct and its pedestrian catchment.

928/14 That Council recognises the current significant budgetary allocation of \$489,000 in 2014/15 to the footpaths and disabled access facilities throughout the Shire.

929/14 That Council requests the General Manager to report the findings of the precinct audit to Council.

930/14 That Council approach local job service providers to nominate work for the dole participants to assist with projects arising from the audit”

A comprehensive audit of the footpath, shared pathways and bus shelters/bus stops within the local vicinity of the Lake Haven Cinema and shopping centre precinct has been completed.

5.1 Lake Haven Cinema and Shopping Centre footpath Access Audit (contd)

The audit included identifying the existing infrastructure and the future demands for new infrastructure in the local vicinity. Where “gaps” were identified in the existing infrastructure, proposals were developed and these identified projects were assessed against the following criteria to establish a notional community benefit to cost ratio:

- Land Use
 - Number of attractors/generators (locations)
 - Land Use
 - Proximity to generators/attractors
 - Future development with attractors/generators
- Traffic Impact
 - Road hierarchy
- Safety
 - Identified hazards
 - Reported incidents/accidents
- Facility Benefits
 - Demonstrated path
- Continuity of routes
 - Add to existing facility
- Priority
 - Pedestrian route hierarchy
- Estimated Cost

Based on this assessment, the warrant scores allowed each proposal to be ranked in order of net benefit (Tables 1 & 2 in the attachment) and have been included in Council's Rolling Works Programme where each project will be prioritised against existing project proposals elsewhere in the Shire. The estimated cost of the identified shared and foot path works in this precinct is \$1.48M.

However further audits, will be undertaken Shire wide over the next 8 months and the Rolling Works Program will be reviewed to give a comprehensive Pedestrian Facilities Forward Work Program that will inform future budgets. This information will also be made available to residents on Council's website to further demonstrate transparency in our decision making.

The Disability Discrimination Act 1992 (DDA) seeks to eliminate barriers, 'as far as possible', against people with disabilities. Council has responsibility to such legislation in relationship to public bus stops and bus shelters. In 2002 the Disability Standards for Accessible Public Transport (DSAPT) were issued to assist public transport operators and Councils to meet their obligations under the DDA. The DDA makes it unlawful for any person to contravene a Disability Standard, including the DSAPT.

To comply with DSAPT requirements, Council has undertaken an audit of the bus shelters and bus stops located throughout the Shire. This audit has been undertaken with assistance of the two major bus companies located in the Shire and is expected to be completed in mid-2015. The work identified at each non-compliant site varies from simple modifications to ramps to installation of tactile markers and concrete slabs.

5.1 Lake Haven Cinema and Shopping Centre footpath Access Audit (contd)

Similar to the shared path and footpath audit discussed above, the audit of bus stops and shelters in the Lakehaven, Gorokan and Charmhaven precinct area assessed the existing condition of all bus stops and bus shelters against the following criteria to also establish a notional community benefit to cost ratio:

- Usage
 - Bus Company recommendations
- Location
 - Proximity to existing facilities
 - Schools
 - Retirements homes
 - Shopping centres
 - Proximity to existing Shelters
- Safety
 - Identified hazards
- Traffic Impact
 - Road hierarchy
- Service
 - Combined service/School route
 - Service route
 - School route
- Estimated Cost

Based on this assessment, the warrant scores allowed each proposal to address the DDA requirements to be ranked in order of net benefit (Tables 3 & 4 in the attachment) and have been included in Council's Rolling Works Programme where each project will be prioritised against existing project proposals elsewhere in the Shire. The estimated cost of achieving DDA compliance of our bus shelters and bus stops in this precinct is \$252,000.

Currently Council has allocated \$489,000 in 2014/15 for footpaths and disability access facilities and this and future budgets will be used to complete the highest ranked proposals from the Rolling Works Program as our first priorities.

Over the past 3 years the Roads and Drainage unit have been working with a local youth employment organisation to construct the Wyong Community Pathway Project. To date this has delivered approximately 1.3km of shared pathway along the banks on Wyong River which when completed will offer 3.5km of new pathway from Rotary Park to Woodbury Park.

Work for the Dole Coordinator organisations are best placed to engage "work for the dole" participants directly as they also offer a comprehensive training plan that supplements the "hands on" aspects of physical construction projects. Whilst foot paving projects provides useful skill development opportunities for participants, uncertainty with grant programs, unpredictability with labour supply, skills and motivations do not necessarily make this a cost effective and reliable delivery model to address our asset gap.

Nevertheless Council will continue to identify suitable projects and work with the newly appointed Work for the Dole Coordinator organisation for the Central Coast, Novaskill (HGT Australia Ltd) to identify opportunities to assist in the delivery of much needed foot paving works.

ATTACHMENTS

- 1** Lake Haven Cinema and Shopping Centre Footpath Access Audit - Tables - D11745954

Table 1 - Shared Path - Construction							
Street	Type	Suburb	Side of Road	Location	Shared Km	Priority Order	Estimated Cost
Pacific	Highway	Charmhaven	East	#95./Jetty Ave. to Wallarah Bridge	1.470	1.000	\$ 323,400.00
						Total	\$ 323,400.00

Table 2 - Footpath - Construction							
Street	Type	Suburb	Side of Road	Location	Footpath Km	Priority Order	Estimated Cost
Willarah	Road	Gorokan	South	Laneway Georgina Ave/ Willarah Rd	0.041	1	\$ 5,330.00
Durham	Road	Lake Haven	West	Gorokan Dr /Existing	0.068	2	\$ 8,840.00
Gavin	Way	Lake Haven	North	#1 to #4 Crowne	0.044	3	\$ 5,720.00
Gavin	Way	Lake Haven	South	#20 to #28	0.048	4	\$ 6,240.00
Derwent	Drive	Lake Haven	West	Lyle St / #57	0.057	5	\$ 7,410.00
Gorokan	Drive	Gorokan	South	Durham Rd /Oxford Cr.	0.093	6	\$ 12,090.00
Gorokan	Drive	Lake Haven	South	Goby Cr /Durham Rd.	0.088	7	\$ 11,440.00
Suncrest	Parade	Gorokan	South	The Corso/Gilbert Ave.	0.118	8	\$ 15,340.00
Lake Haven	Drive	Gorokan	East	Morcombe Cr /Paul Cr	0.208	9	\$ 27,040.00
Moola	Parade	Charmhaven	East	#30 to #36	0.228	10	\$ 29,640.00
The Corso	The	Gorokan	West	Oceanview Pde/Suncrest Pde	0.145	11	\$ 18,850.00
Lyle	Street	Lake Haven	South	Lake Haven Dr /Crowe St	0.112	12	\$ 14,560.00
Gavin	Way	Lake Haven	East	#1 to Glading Close	0.105	13	\$ 13,650.00
Gavin	Way	Lake Haven	West	Laneway between #28 & #30 to Pacific Hwy (Refuge on SH10, possible bridge)	0.13	14	\$ 26,900.00
Dudley	Street	Lake Haven	East	Chelmsford Rd /Goobarabah	0.27	15	\$ 35,100.00
Gorokan	Drive	Lake Haven	West	#52 to #38	0.278	16	\$ 36,140.00
Chelmsford (East)	Road	Charmhaven	North	From Panorama ave to Granville Ave	0.277	17	\$ 36,010.00
Wyreema	Avenue	Charmhaven	North	Panorama Ave /Dixie Lane	0.21	18	\$ 27,300.00
Dudley	Street	Lake Haven	East	Goobarabah to Spring Valley	0.4	19	\$ 52,000.00
Dudley	Street	Gorokan	West	Willarah Rd /Oceanview Rd (W)	0.36	20	\$ 46,800.00
Gorokan	Drive	Lake Haven	West	Oxford Dr /Lake Haven Dr	0.3	21	\$ 39,000.00
Robson	Avenue	Lake Haven	South	Gorokan Dr to Carrella	0.349	22	\$ 45,370.00
Christopher	Crescent	Lake Haven	North	Tress Cr /Gorokan Dr.	0.66	23	\$ 85,800.00
Gorokan	Drive	Lake Haven	North	Lakehaven Dr /Nathan Place	0.703	24	\$ 91,390.00
Charmhaven	Avenue	Charmhaven	South	Panorama Ave /#93 SH10.	0.77	25	\$ 100,100.00
Moola	Road	Charmhaven	South	Panorama Pde/ Existing # 38	0.46	26	\$ 59,800.00
Chelmsford (East)	Road	Charmhaven		Area North east of Cinema	-	27	\$ 200,000.00
Una	Avenue	Charmhaven		Una Ave/Pacific Highway	0.05	28	\$ 6,500.00
Gilbert	Avenue	Gorokan	West	Existing/Suncrest Pde.	0.25	29	\$ 32,500.00
Robson	Avenue	Gorokan	South	Gledden to Dudley	0.24	30	\$ 31,200.00
Suncrest	Parade	Gorokan		Gilbert Ave /School Gate.	0.22	31	\$ 28,600.00
						Total	\$ 1,156,660.00

Placeholder for Attachment 1

Street	Type	Suburb	Side of Road	Priority Order	Estimated Cost
Goobarabah	Avenue	Lake Haven	North	1	\$ 8,000.00
Wallarah	Road	Gorokan	North	2	\$ 8,000.00
Lake Haven	Drive	Gorokan	South	3	\$ 8,000.00
Lake Haven	Drive	Lake Haven	West	4	\$ 8,000.00
Pacific	Highway	Charmhaven	East	5	\$ 8,000.00
Dudley	Street	Gorokan	West	6	\$ 8,000.00
Dudley	Street	Gorokan	East	7	\$ 8,000.00
Marks	Road	Gorokan	South	8	\$ 8,000.00
Wallarah	Road	Gorokan	South	9	\$ 8,000.00
				Total	\$ 72,000.00

Table 4 - Bus stops - Improve to comply to DDA Requirements			
Stop Location	Suburb	Priority Order	Estimated Cost
Gorokan Dr - No.1	Lake Haven	1	\$ 2,000.00
Gorokan Dr - No.106	Lake Haven	2	\$ 2,000.00
Gorokan Dr - No.113	Lake Haven	3	\$ 2,000.00
Gorokan Dr - No.4	Lake Haven	4	\$ 2,000.00
Gorokan Dr - No.55	Lake Haven	5	\$ 2,000.00
Gorokan Dr - Opp.No.38	Lake Haven	6	\$ 2,000.00
Gorokan Dr - Opp.No.79	Lake Haven	7	\$ 2,000.00
Gorokan Dr (Before Christopher Cr)	Lake Haven	8	\$ 2,000.00
Gorokan Dr (Opp Megan Cl)	Lake Haven	9	\$ 2,000.00
Gorokan Dr (Opp.Renee Cl)	Lake Haven	10	\$ 2,000.00
Wallah Rd - No.105 (Before John St)	Gorokan	11	\$ 2,000.00
Wallah Rd - No.116	Gorokan	12	\$ 2,000.00
Wallah Rd - No.156a (Before Brennon St)	Gorokan	13	\$ 2,000.00
Wallah Rd - No.63	Gorokan	14	\$ 2,000.00
Wallah Rd (Rita Rd)	Gorokan	15	\$ 2,000.00
Wallah Rd (After Arlington St)	Gorokan	16	\$ 2,000.00
Wallah Rd (Before Lake Haven Dr)	Gorokan	17	\$ 2,000.00
Wallah Rd (Lakeview Av)	Gorokan	18	\$ 2,000.00
Wallah Rd (Masonic Club)	Gorokan	19	\$ 2,000.00
Wallah Rd (Opp.Gorokan Shops)	Gorokan	20	\$ 2,000.00
Wyreema Av - No.7	Charmhaven	21	\$ 2,000.00
Wyreema Av - No.10 (After Regina La)	Charmhaven	22	\$ 2,000.00
Goobarabah Av (Gorokan HS)	Lake Haven	23	\$ 2,000.00
Goobarabah Av (Opp.Gorokan HS)	Lake Haven	24	\$ 2,000.00
Pacific Hwy - Opp.No.139	Charmhaven	25	\$ 2,000.00
Pacific Hwy - Opp.No.16 (After Lake Haven Dr)	Charmhaven	26	\$ 2,000.00
Pacific Hwy - Opp.No.93	Charmhaven	27	\$ 2,000.00
Pacific Hwy (After Mataram Rd)	Charmhaven	28	\$ 2,000.00
Pacific Hwy (After O'Hart Cl)	Charmhaven	29	\$ 2,000.00
Pacific Hwy (Before & Across from Munmorah Av)	Charmhaven	30	\$ 2,000.00
Pacific Hwy (Before Jetty Av)	Charmhaven	31	\$ 2,000.00
Pacific Hwy (Before Mataram Rd)	Charmhaven	32	\$ 2,000.00
Pacific Hwy (Before Moala Pd)	Charmhaven	33	\$ 2,000.00
Pacific Hwy (Charmhaven Shops)	Charmhaven	34	\$ 2,000.00
Pacific Hwy (Lowana Av)	Charmhaven	35	\$ 2,000.00
Pacific Hwy (Norah Av)	Charmhaven	36	\$ 2,000.00
Pacific Hwy (Opp.Charmhaven Shops)	Charmhaven	37	\$ 2,000.00
Dudley St - No.120	Gorokan	38	\$ 2,000.00
Dudley St - No.152 (Opp.Inderam Av)	Gorokan	39	\$ 2,000.00
Dudley St - opp No.28	Gorokan	40	\$ 2,000.00
Dudley St opp School	Gorokan	41	\$ 2,000.00
Dudley St at School	Gorokan	42	\$ 2,000.00
Dudley St - No 30	Gorokan	43	\$ 2,000.00
Dudley St - No.4	Gorokan	44	\$ 2,000.00
Dudley St - No.62	Gorokan	45	\$ 2,000.00
Dudley St - No.88	Gorokan	46	\$ 2,000.00
Dudley St - Opp.No.152 (Before Inderam Av)	Gorokan	47	\$ 2,000.00
Dudley St - Opp.No.2	Gorokan	48	\$ 2,000.00
Dudley St - Opp.No.84	Gorokan	49	\$ 2,000.00
Dudley St (After Melrose Av)	Gorokan	50	\$ 2,000.00
Dudley St (Opp No 60	Gorokan	51	\$ 2,000.00

Stop Location	Suburb	Priority Order	Estimated Cost
Lake Haven Dr - No.96	Lake Haven	52	\$ 2,000.00
Lake Haven Dr (Alisa Cl)	Lake Haven	53	\$ 2,000.00
Lake Haven Dr (Before Goobarabah Av)	Lake Haven	54	\$ 2,000.00
Lake Haven Dr (Opp.Alisa Cl)	Lake Haven	55	\$ 2,000.00
Lake Haven Dr (Opp.Twin Lakes Dr)	Lake Haven	56	\$ 2,000.00
Lake Haven Dr (Opp.Wyong Leagues Club)	Lake Haven	57	\$ 2,000.00
Lake Haven Dr (Twin Lakes Dr)	Lake Haven	58	\$ 2,000.00
Lake Haven Dr (Wyong Leagues Club)	Lake Haven	59	\$ 2,000.00
Marks Rd - No.51	Gorokan	60	\$ 2,000.00
Marks Rd - No.83	Gorokan	61	\$ 2,000.00
Marks Rd - Opp.No.85	Gorokan	62	\$ 2,000.00
Marks Rd (After Howelston Rd)	Gorokan	63	\$ 2,000.00
Marks Rd (Opp.Arlington St)	Gorokan	64	\$ 2,000.00
Minnamurra Rd - No.18	Gorokan	65	\$ 2,000.00
Minnamurra Rd (Coorabin St)	Gorokan	66	\$ 2,000.00
Howelston Rd - No.2	Gorokan	67	\$ 2,000.00
Howelston Rd - No.40	Gorokan	68	\$ 2,000.00
Howelston Rd - No.43	Gorokan	69	\$ 2,000.00
Howelston Rd - No.76	Gorokan	70	\$ 2,000.00
Howelston Rd - Opp.No.78	Gorokan	71	\$ 2,000.00
Howelston Rd opp No 2	Gorokan	72	\$ 2,000.00
Arizona Rd - No.12	Charmhaven	73	\$ 2,000.00
Arizona Rd (Adj.All New Kitchens)	Charmhaven	74	\$ 2,000.00
Arizona Rd (Adj.Busways Depot)	Charmhaven	75	\$ 2,000.00
Arizona Rd (Opp.Busways Depot)	Charmhaven	76	\$ 2,000.00
Panorama Av - No.10	Charmhaven	77	\$ 2,000.00
Panorama Av - No.111	Charmhaven	78	\$ 2,000.00
Panorama Av - No.2 (After Hunter St)	Charmhaven	79	\$ 2,000.00
Panorama Av - No.26	Charmhaven	80	\$ 2,000.00
Panorama Av - No.35	Charmhaven	81	\$ 2,000.00
Panorama Av - No.48	Charmhaven	82	\$ 2,000.00
Panorama Av - No.65	Charmhaven	83	\$ 2,000.00
Panorama Av - No.66	Charmhaven	84	\$ 2,000.00
Panorama Av - No.7 (Opp.Hunter St)	Charmhaven	85	\$ 2,000.00
Panorama Av - No.81	Charmhaven	86	\$ 2,000.00
Panorama Av - No.88	Charmhaven	87	\$ 2,000.00
Panorama Av (Opp.Parkside Dr)	Charmhaven	88	\$ 2,000.00
Chelmsford Rd - No.3	Charmhaven	89	\$ 2,000.00
Chelmsford Rd (Depot Rd)	Charmhaven	90	\$ 2,000.00
		Total	\$ 180,000.00

6.2 Draft Minutes of the Extraordinary Audit & Risk Committee Meeting - 1 October 2014

TRIM REFERENCE: F2004/07245 - D11737640

MANAGER: Sonia Witt, TL Governance and Councillor Services

AUTHOR: Jacquie Elvidge; Councillor Services Officer

SUMMARY

To submit the Minutes of the Extraordinary Audit and Risk Committee Meeting held on 1 October 2014 to Council for consideration.

RECOMMENDATION

That Council receive the report on Draft Minutes of the Extraordinary Audit & Risk Committee Meeting - 1 October 2014.

BACKGROUND

An extraordinary meeting of the Audit and Risk Committee was held on 1 October 2014. The minutes of this meeting are attached to this report.

The business paper for the meeting can be accessed at:

<http://www.wyong.nsw.gov.au/getmedia/82212872-0878-49d2-894b-253fb0949ea4/Audit-Risk-1-October-2014-Business-Paper.pdf.aspx>

ATTACHMENTS

- 1 MINUTES - Audit and Risk Meeting - 1 October 2014 D11723962

DRAFT

WYONG SHIRE COUNCIL

**MINUTES OF THE
EXTRAORDINARY AUDIT AND RISK COMMITTEE MEETING OF
COUNCIL**

**HELD IN THE HELD IN THE COMMITTEE ROOMS
WYONG CIVIC CENTRE, HELY STREET, WYONG
ON 01 OCTOBER 2014
COMMENCING AT 9:30 AM**

PRESENT

Mr Jason Masters, external member and Chairperson
Cr Doug Eaton, Mayor
Cr Lynne Webster, Deputy Mayor
Mr Glenn Harris, external member

IN ATTENDANCE

Mr Michael Whittaker, General Manager
Mr Brian Glendenning, General Counsel
Ms Taneille Clarke, Internal Auditor
Mr Dennis Banicevic, External Auditor
Mr Peter Buchholz, External Auditor
Ms Lily Mojsin, Senior Internal Ombudsman
Ms Vivienne Louie, Acting Chief Financial Officer
Ms Kim Fatcher, Financial Controller
Ms Jacquie Elvidge, Councillor Services Officer

The chairperson, Mr Jason Masters, declared the meeting open at 9.32 am and advised in accordance with the code of meeting practice that the meeting is being recorded.

APOLOGIES

There were no apologies.

At the commencement of the meeting report numbers 1.1, 2.1, 3.3, 3.1, 3.4, 3.5 and 3.2 were dealt with first, then the remaining reports in order. However, for the sake of clarity, the reports are recorded in their correct agenda sequence.

1.1 Disclosure of Interest

Disclosure regarding all Agenda items

Mr Jason Masters, Independent Member, disclosed a non-pecuniary interest with insignificant conflict for the reason that he is the Chair for Audit and Risk at Cessnock Council and also an independent reviewer for Woollahra Municipal Council.

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive the report on Disclosure of Interest and note advice of disclosures.

2.1 Confirmation of the adopted Minutes of the Wyong Shire Audit and Risk Committee Meeting - 18 June 2014

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee note the minutes of the meeting of the Wyong Shire Audit and Risk Committee held on the 18 June 2014 were adopted by Council at the 23 July 2014 Ordinary Meeting.

BUSINESS ARISING FROM THE MINUTES

There was no business arising from the minutes.

3.1 Consideration of Financial Statements for the 2013/14 Financial Year

Ms Vivienne Louie, Acting Chief Financial Officer and Ms Kim Fitcher, Financial Controller, left the meeting at 10:43 am and did not return.

COMMITTEE RECOMMENDATION

1 *That the Audit and Risk Committee recommends that Council make the following resolutions in respect of the draft Financial Statements that include the General Purpose Financial Statements, Special Purpose Financial Statements, Special Schedules and Water Supply Authority Financial Statements:*

1.1 *That Council adopt the draft 2013/14 Wyong Shire Council financial statements.*

1.2 *That Council refer the draft 2013/14 Wyong Shire Council financial statements for external audit.*

1.3 *That Council authorise the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer to execute all documents related to the draft 2013/14 financial statements as required by legislation.*

1.4 *That Council fix 22 October 2014 as the date for the presentation of the audited 2013/14 financial statements and external audit report in accordance with section 419(1) of the Local Government Act 1993.*

2 *That the Audit and Risk Committee recommends that Council monitor the strategy to ensure the financial viability and profitability of the Water Authority.*

3.2 Status Report on Outstanding Actions

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee note the Status Report on Outstanding Actions for the previous Wyong Shire Audit and Risk Committee meeting.

3.3 2013-17 Strategic Plan Business Report (Q4)

COMMITTEE RECOMMENDATION

- 1 That the Audit and Risk Committee receive the Q4 Business Report of Wyong Shire Council's progress against the 2013-2017 Strategic Plan that was adopted by Council at its Ordinary Meeting on 27 August 2014.**
- 2 That the Audit and Risk Committee note that Council's Responsible Accounting Officer has declared the financial position of Wyong Shire Council to be satisfactory.**

3.4 Kerbside Collections

Mr Dennis Banicevic and Mr Peter Buchholz, External Auditors, left the meeting at 10:58 am and did not return.

Ms Lilly Mojsin, Internal Ombudsman, entered the meeting at 11:00 am.

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Kerbside Collections.

3.5 Chief Internal Auditor's Report

COMMITTEE RECOMMENDATION

- 1 That the Audit and Risk Committee receive and note the Internal Audit report.**
- 2 That the Audit and Risk Committee adopt that the quarterly Chief Internal Auditor report in future contain section 1.2, Summary of Key Issues Arising From Completed Audits.**

3.6 Progress With Implementation of Management Agreed Actions Arising From IA Reviews

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Progress With Implementation of Management Agreed Actions Arising From IA Reviews.

3.7 Balanced Scorecard Report

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the Chief Internal Auditor's Balanced Scorecard Report.

3.8 IA Annual Assurance Statement

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the annual assurance statement by IA.

4.1 Quarterly Risk Management Report

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive the report and note the current status of the 20 highest rated risks in Wyong Shire Council as at 31st August 2014.

4.2 Monitoring IA Progress: Audit and Risk Committee Survey and Executive Survey Results

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Monitoring IA Progress: Audit and Risk Committee Survey and Executive Survey Results.

4.3 Adopted Changes to Audit and Risk Terms of Reference

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Adopted Changes to Audit and Risk Terms of Reference.

4.4 Staff Turnover and Lost Time Injury Frequency Rate

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Staff Turnover and Lost Time Injury Frequency Rate.

4.5 Lost Time Injury Frequency Rate (LTIFR) & Workers Compensation

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Lost Time Injury Frequency Rate (LTIFR) & Workers Compensation.

4.6 Report from Internal Ombudsman

COMMITTEE RECOMMENDATION

- 1 *That the Audit and Risk Committee receive the report of the Internal Ombudsman.*
- 2 *That the Audit and Risk Committee request the General Manager draft a letter to be signed by the Chairperson of this committee, in relation to the timeliness of reviews of Code of Conduct matters referred to the Office of Local Government (OLG).*

4.7 Compliance Reviews

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on the Legislative Compliance database and the Delegations database.

4.8 Legal Matters/Issues Report

COMMITTEE RECOMMENDATION

That the Audit and Risk Committee receive and note the report on Legal Matters/Issues Report.

GENERAL BUSINESS**GB60/14 Council's IT Systems**
F2004/07245

The Chairperson advised that there is a lot of work coming up around Council's new IT Systems; he and the General Manager are currently in discussions regarding putting the proper governance risk management framework in place for this transition.

GB61/14 ICAC Investigations
F2004/07245

The General Manager advised that he is not aware of Wyong Shire Council employees or Councillors having been approached regarding the current ICAC investigations into Central Coast MP's.

THE MEETING terminated at 11:53 am.

6.3 Road Capital Works Program

TRIM REFERENCE: F2011/00879 - D11744555

MANAGER: Peter Murray, Manager

AUTHOR: Stuart Baverstock; Manager

SUMMARY

Council's 2014/15 Strategic Plan commits Council to a road pavement renewal, upgrade and resealing rolling works program with the objective of improving the overall pavement network condition and corresponding levels of service. The following report summarises the timing of projects planned for the following 12 month period.

RECOMMENDATION

That Council receive the report on the status of the Council's Road Capital Rolling Works Program.

BACKGROUND

Council's 2014/15 Strategic Plan has committed \$26.24M to road related asset capital works. The majority of these funds (\$17.0M) are committed to road pavement upgrade, or road drainage works (\$5.4M). The remaining \$3.84M is allocated to shared pathways, footpath, kerb & gutter, bridges and road safety improvement projects.

The target volume output for 2014/15 is:

- | | |
|------------------------------------|--|
| • Pavement resealing = 45 km | Resealing has been delayed due to low road surface temperatures experienced this spring. Now expect commencement in November |
| • Road upgrade / renewal = 13.5 km | 1.4km achieved to date |
| • Footpath = 3.2 km | 0 km achieved to date |

Council continues to operate an advanced Pavement Management System which is used to measure and model network condition and to develop optimised works programs. The allocation of funding is consistent with the strategically developed optimised works program that continues to see an overall improvement in network condition towards the 2014/15 target Pavement Condition Index (PCI) of 7.1.

The following table provides a listing and timing of proposed works for the remainder of this financial year, sorted by suburb.

During October the following major achievements in the Road Capital Works program were;

- Berkeley Rd, Berkeley Vale – Following completion of the road upgrade, all guardrail and line marking has now been completed to finalise the project.
- The Ridgeway, Tumbi Umbi – asphalt surfacing has been completed.

- Road stabilisation was successfully carried out on the following local roads;
 - Goobarabah Avenue Lakehaven,
 - Jensen Road Wadalba,
 - Hammond Road Toukley.

- Road upgrades and renewals of the following roads were completed;
 - Berkeley Road Berkeley Vale,
 - The Ridgeway Tumbi Umbi,
 - Goobarabah Avenue Lakehaven
 - Hammond Road Toukley,
 - Corona Lane Glenning Valley

ATTACHMENTS

- 1 R & D Capital Works Attachment for monthly report 12 November BP D11744575

ROAD UPGRADE / RENEWAL / RESEAL PROJECTS - 2014 / 2015 FINANCIAL YEAR																
Capital Responsibility Centre (RC) No.	(Multiple Items)	SRV Projects														
Suburb Location	Capital RC Name	Published Project Description	July-14	Aug-14	Sept-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	June-15	Project Completed	
Bateau Bay	Local Roads Rehab Works/Road Pavement Renewals	GERMAINE AVENUE. Road Pavement Renewal														
		NEPEAN STREET. Road Pavement Renewal														
		VISTA PARADE. Road Pavement Renewal														
		PAPALA AVENUE. Road Pavement Renewal														
	Reseals Local Roads-General	BURRAWONG ST : From Bateau Bay Rd to Reserve Dr														
		CURZON AVE : From Cresthaven Ave to Promenade Ave														
		CURZON AVE : From Promenade Ave to Margherita Ave														
		MARLOWE RD : From Change Of Seal to Shakespear Ave														
		MOSSMAN AVE : From Mr 336 The Entrance Rd to Valley View Rd														
		RICKARD ST : From Bateau Bay Rd to Change Of Width														
		RICKARD ST : From Change Of Width to Pasadena Ave														
		RICKARD ST : From Pasadena Ave to Change Of Seal														
		ROTHERHAM ST : From Sherry St to Debra Anne Dr														
		STEPHENSON RD : From Kipling Dr to Dead End														
		VALLEY VIEW RD : From Lumby Rd to Berne St														
WOODSIDE CT : From Cresthaven Ave to Dead End																
YARUGA ST : From Hilltop St to Reserve Dr																
Roads To Recovery Program	CRESTHAVEN AVENUE. Road Pavement Renewal (Roads to Recovery)															
Berkeley Vale	Capital Local Roads Rehab - General/Roads Upgrade	BERKELEY ROAD. Road Upgrade														
		BLLENHIEM AVENUE, BUCKINGHAM ROAD, ST JAMES AVENUE, WINDSOR STREET. Road upgrades (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)														
	Footpath Construction	JUBILEE PARADE – Footpath Programme														
	Reseals Local Roads-General	TAROONA AVE : From Chetwynd Ave to Dead End														

ROAD UPGRADE / RENEWAL / RESEAL PROJECTS - 2014 / 2015 FINANCIAL YEAR															
Capital Responsibility Centre (RC) No.	(Multiple Items)	SRV Projects													
Suburb Location	Capital RC Name	Published Project Description	July-14	Aug-14	Sept-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	June-15	Project Completed
Blue Bay	Capital Local Roads Rehab - General/Roads Upgrade	BAY ROAD. Road upgrade (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)													
	Footpath Construction	BAY ROAD. Footpath Programme													
Blue Haven	Reseals Local Roads-General	BIRDWOOD DR : From Penguin Rd to Local Boundary No 101\103													
		BIRDWOOD DR : From Local Boundary No 101\103 to Penguin Rd													
Budgewoi	Capital Local Roads Rehab - General/Roads Upgrade	33 SUNRISE AVENUE													
	Reseals Local Roads-General	DELIA AVE : From Lukela Ave to Uliana Ave													
		DELIA AVE : From Natuna Ave to Lukela Ave													
		DELIA AVE : From Uliana Ave to Lilo Ave													
		DELIA AVE : From Woolana Ave to Natuna Ave													
		KAILUA AVE : From Change Of Width to Diamond Head Dr													
		KAILUA AVE : From Diamond Head Dr (West) to Change Of Width													
		KAILUA AVE : From Change Of Width to Change Of Width (Left)													
	KAILUA AVE : From Change Of Width to Change Of Width (Right)														
	Shared Pathways	LAKES BEACH TO BUDGEWOI – shared Pathway Programme (renewal)													
Buff Point	Footpath Construction	NICOLI CLOSE – Footpath Programme													
	Reseals Local Roads-General	MOOLA RD : From Bruce Rd to Matumba Rd													
		MOOLA RD : From Matumba Rd to Buff Point Ave													

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Charmhaven	Capital Local Roads Rehab - General/Roads Upgrade	PANORAMA AVENUE/HOBSON AVENUE. Road Upgrade														
	Footpath Construction	MOALA PARADE. Footpath Programme														
		UNA AVENUE TO PACIFIC HWY. Footpath Programme														
	Local Roads Rehab Works/Road Pavement Renewals	LOWANA AVENUE. Road Pavement Renewal														
	Reseals Local Roads-General	RESTLEA AVE : From Alan Ave to Panorama. Pde WYREEMA AVE : From Sh 10 Pacific Hwy to Panorama Ave														
Chittaway Bay	Reseals Local Roads-General	SOVEREIGN CR : From James Watt Dr to Sophia Jane St														
		THOMAS WALKER DR : From Kinsey Cr to Platypus Rd														
		THOMAS WALKER DR : From Lakedge Ave to Kinsey Cr														
		SOVEREIGN CR : From Sovereign to Dead End														
Chittaway Point	Local Roads Rehab Works/Road Pavement Renewals	GEOFFREY ROAD. Road Pavement Renewal														
	Reseals Local Roads-General	GEOFFREY RD : From Change Of Seal to Change Of Seal														
		GEOFFREY RD : From Ansell Cl to Local Boundary 98/100														
		GEOFFREY RD : From Change Of Seal to Local Boundary 79/81														
		GEOFFREY RD : From Local Boundary 116/118 to Change Of Seal														
		GEOFFREY RD : From Local Boundary 117/119 to Ansell Cl														
		GEOFFREY RD : From Local Boundary 79/81 to Local Boundary 117/119														
		GEOFFREY RD : From Local Boundary 98/100 to Local Boundary 116/118														

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Suburb Location	Capital RC Name	Published Project Description	July-14	Aug-14	Sept-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	June-15	Project Completed	
Dooralong	Roads Rehab Minor Rolling Works	YAMBO ROAD. Road upgrade (seal)														
		PHIL TUNKS LANE. Road upgrade (seal)														
Doyalson	Roads Rehab Minor Rolling Works	WYEE ROAD. Road upgrade (seal)														
Durren Durren	Roads Rehab Minor Rolling Works	DICKSONS ROAD. Road upgrade (seal)														
		SMITHS ROAD @ DURREN DURREN ROAD. Road upgrade (seal)														
Fountaindale	Reseals Local Roads-General	HEATHCLIFF CL : From Manns Rd to Dead End														
		JENNY LNE : From Change Of Seal to Dead End														
		OLD CHITTAWAY RD : From Enterprise Dr to Station St East														
		OLD CHITTAWAY RD : From Power Pole Bv329 to Enterprise Dr														
		OLD CHITTAWAY RD : From Station St East to Power Pole Bv325														
		OLD CHITTAWAY (LANE)RD : From Old Chittaway Rd to Dead End														
		VALERIE CL : From Heathcliff to Dead End														
Glening Valley	Reseals Local Roads-General	BOWER BIRD CL : From Glening Rd to Dead End														
		CORONA LNE : From Berkeley Rd to Power Pole Bv1485														
		CORONA LNE : From Change Of Seal to Dead End														
		CORONA LNE : From Power Pole Bv1489 to Change Of Seal														
		ROXBURGH CL : From Rutherford Dr to Dead End														
		RUTHERFORD DR : From Corona Ln to Dead End														

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Gorokan	Capital Local Roads Rehab - General/Roads Upgrade	GASCOIGNE AVENUE. Road upgrade (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)													
	Footpath Construction	ROBSON AVENUE - Footpath Programme													
		GILBERT AVENUE. Footpath Programme													
		SUNCREST AVENUE. Footpath Programme													
	Reseals Local Roads-General	BRENNON RD : From Change Of Seal to Power Pole T0681													
		BRENNON RD : From Power Pole T0681 to Leichhardt Rd													
		ESSEX ST : From Change Of Width to Middlesex St													
		ESSEX ST : From Cornwall Ave to Change Of Width													
		GRANDVIEW PDE : From Mr 509 Wallarah Rd to Ruby St													
		GRANDVIEW PDE : From Ruby St to Glendale St													
	MARY ST : From Western End to Lakeview St														
	MAXWELL AVE : From Clucas Ave to Ocean View St														
	SPRING VALLEY AVE : From Dudley St to Malvina Pde														
Gwandalan	Capital Local Roads Rehab - General/Roads Upgrade	QUINALUP STREET (IMGA STREET). Road upgrade (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)													
	Reseals Local Roads-General	COLLENDINA RD : From Aldinga Rd to Pinaroo Rd													
		NOAMUNGA CR : From Koowong Rd to Orana Rd													
		NOAMUNGA CR : From Murraba Pde to Dead End													
		NOAMUNGA CR : From Orana Rd to Murraba Pde													
	YLLEEN ST : From Parraweena Rd to Dulkara Rd														
Halekulani	Reseals Local Roads-General	LULO AVE : From Woolana Ave to Sunrise Ave													
Jilliby	Reseals Local Roads-General	HUE HUE RD : From Bushells Ridge Rd to Woods Rd													
		HUE HUE RD : From Culvert to Bushells Ridge Rd													
		HUE HUE RD : From Kiar Ridge Rd to Culvert													

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Kangy Angy	Reseals Local Roads-General	OLD MAITLAND (NORTH)RD : From End Of Gravel to Cobbs Rd														
		OLD PACIFIC HWY: Carpark														
Kanwal	Reseals Local Roads-General	PEARCE RD : From Craigie Ave to Hopetown Rd														
		PEARCE RD : From Hopetown Rd to Wahroonga Rd														
		ROLFE AVE : From Craigie Ave to Stephen St														
Killarney Vale	Capital Local Roads Rehab - General/Roads Upgrade	HUME BOULEVARD. Road Upgrade														
	Local Roads Rehab Works/Road Pavement Renewals	ARMSTRONG AVENUE. Road Pavement Renewal														
		CORNISH AVENUE. Road Pavement Renewal														
		GEORGE HELY CRESCENT. Road Pavement Renewal														
		HINEMOA AVENUE . Road Pavement Renewal														
Reseals Local Roads-General	TURANA AVE : From Yimbala St (Southern Entry) to Yimbala St															
	WARRATTA RD : From Cornish Ave to Power Pole Bv2766															
	WARRATTA RD : From Power Pole Bv2766 to Adelaide St															
Kingfisher Shores	Reseals Local Roads-General	KAROOLA AVE : From Tall Timbers Rd to Lakeshore Ave														
Lake Haven	Local Roads Rehab Works/Road Pavement Renewals	GOOBARABAH AVENUE. Road Pavement Renewal														
Lake Munmorah	Footpath Construction	ANITA AVENUE. Footpath Programme														
	Shared Pathways	PACIFIC HIGHWAY - Shared Pathway (New Construction)														

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Lemon Tree	Roads Rehab Minor Rolling Works	DOORALONG ROAD. Road upgrade (gravel)	█													
Long Jetty	Local Roads Rehab Works/Road Pavement Renewals	TUGGERAH PARADE. Road Pavement Renewal		█												
	Reseals Local Roads-General	ALFRED ST : From Nirvana St to Dead End						█								
		ALFRED ST : From Watkins St to Nirvana St						█								
		BONNIEVIEW ST : From Bellevue St to Grandview St						█								
		BONNIEVIEW ST : From Lindsay St to Lord St						█								
		BONNIEVIEW ST : From Lord St to Bellevue St						█								
		BONNIEVIEW ST : From Mayfair St to Lindsay St						█								
		BONNIEVIEW ST : From Western End to Mayfair St						█								
		CAPTAIN COOK CR : From Bonnieview St to Endeavour Dr						█								
		ELOORA RD : From Toowoon Bay Rd to Anzac Rd						█								
		ELOORA RD : From Anzac Rd to Boomerang St						█								
		MINTO AVE : From Mr 336 The Entrance Rd to Tuggerah Pde						█								
		REDMYRE ST : From Shelly Beach Rd						█								
	SHELLY BEACH RD : From Local Boundary 60 to Local Boundary 65															
	SHELLY BEACH RD : From Local Boundary 65 to Golf Club Entry															
	WATKINS ST : From Toowoon Bay Rd to Local Boundary No 18 - 20															
Magenta	Shared Pathways	Magenta – shared pathway construction (subject to external matching funding being secured)							█							
Magenta Total									█							
Manning park	Reseals Local Roads-General	GYMEA CR : From Barclay Ave to Barclay Ave										█				
		GYMEA CR : From Vales Rd to Barclay Ave										█				

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Mardi	Reseals Local	COBBS RD : From Mr 335 Wyong Rd to Dead End													
	Roads-General	COLLIES LNE : From Bridge Abutment to Power Pole WY308C													✓
		COLLIES LNE : From Power Pole Wy3080 to Dead End													
		LAMONTCL : From Mardi to Dead End													
		COLLIES LNE : From Old Maitland Rd to Bridge Abutment													✓
Norah Head	Local Roads Rehab Works/Road Pavement Renewals	DENISON STREET. Road Pavement Renewal													
Noraville	Local Roads Rehab Works/Road Pavement Renewals	HAMMOND ROAD. Road Pavement Renewal													
	Reseals Local	PANDORA PDE : From Change Of Width to Birrigast													
	Roads-General	PANDORA PDE : From Mr 509 Main Rd to Change Of Width													✓
Ourimbah	Footpath Construction	COACHWOOD DRIVE. Footpath Programme													
	Reseals Local	OURIMBAH CREEK RD : From Driveway 604 to Driveway 668													
	Roads-General	OURIMBAH CREEK RD : From Driveway 668 to Power Pole Ou715													
		RESERVOIR RD : From Change Of Width to Dead End													
		RESERVOIR RD : From Glen Rd to Change Of Width													
		TURPENTINE RD : From Enterprise Dr to Ourimbah Rd													
	Roads Rehab Minor Rolling Works	OLD FOOTES ROAD. Road upgrade (seal)													
Ravensdale	Reseals Local	RAVENSDALE RD : From Power Pole 11101 to End Of Seal													
	Roads-General	RAVENSDALE RD : From Power Pole Ka190 to Power Pole 11101													

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San Remo	Capital Local Roads Rehab - General/Roads Upgrade	GOORAMA AVENUE. Road upgrade (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)													
	Reseals Local Roads-General	CLARIDGE CR : From Dead End (South) to Dead End													
		LIAMENA AVE : From Iluka Ave to Richardson Rd													
		LIAMENA AVE : From Kallaroo Rd to Iluka Ave													
		LIAMENA AVE : From Richardson Rd to Highview St													
		RICHARDSON RD : From Eyre Cr to Wills Rd													
		RICHARDSON RD : From Goorama Ave to Eyre Cr													
		ALPINE AVE : From Wills Rd to Claridge Cr													
Shelly Beach	Reseals Local Roads-General	BELLEVUE ST : From Bonnieview St to Liddell St													
		BELLEVUE ST : From Liddell St to Swadling St													
		BELLEVUE ST : From Shelly Beach Rd to Bonnieview St													
Shire Wide	Footpath Construction	FOOTPATH renewal Programme													
	Shared Pathways	SHARED PATHWAY PROGRAMME – new construction dependent on grant funding													
Summerland Point	Footpath Construction	CAMS BOULEVARD. (Nth). Footpath Programme													
Tacoma	Footpath Construction	BRAITHWAITE /HILLCREST. Footpath programme													
	Local Roads Rehab Works/Road Pavement Renewals	JENSEN ROAD. Road Pavement Renewal													
Tacoma South	Reseals Local Roads-General	KINGSLAND CL : From South Tacoma Rd to Dead End													
		RAYMOND ST : From South Tacoma Rd to Dead End													

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The Entrance	Capital Local Roads Rehab - General/Roads Upgrade	ASHTON AVENUE. Road upgrade (separate project for stormwater drainage upgrade, projects will be delivered in conjunction for efficiencies)													
		LAKESIDE PARADE. Road Upgrade													
	Footpath Construction	CORAL STREET - Footpath Renewal													
	Local Roads Rehab Works/Road Pavement Renewals	VICTORIA STREET. Road Pavement Renewal													✓
	Roads To Recovery Program	GOSFORD AVENUE. Road Pavement Renewal (Roads to Recovery)													✓
	Shared Pathways	PICNIC POINT - shared Pathway Programme (new)													✓
The Entrance North	Reseals Local Roads-General	SIMPSON ST : From Hutton Rd to Dead End													
Toowoan Bay	Footpath Construction	TOOWOON BAY – Car park access road. Footpath Programme													
Toukley	Footpath Construction	HOLMES AVENUE. Footpath Programme – renewal													
		VICTORIA AVENUE. Footpath Programme – renewal													
	Local Roads Rehab Works/Road Pavement Renewals	FRAVENT STREET. Road Pavement Renewal													✓
	Reseals Local Roads-General	CROSS ST : From Main Rd to Dead End													
		CROSS ST : From Southern End to Main Rd													
		EVANS RD : From Cleander St to Belbowrie St													
		ROWLAND TCE : From Peel St to Dead End													
		SEVENTH AVE : From Fravent St to Change Of Seal													
		SEVENTH AVE : From Leonard Ave to Fravent St													
		SEVENTH AVE : From Western End to Leonard Ave													
	TAMAR AVE : From Mr 509 Main Rd to Dunleigh St														

ROAD UPGRADE / RENEWAL / RESEAL PROJECTS - 2014 / 2015 FINANCIAL YEAR															
Capital Responsibility Centre (RC) No.	(Multiple Items)	SRV Projects													
Suburb Location	Capital RC Name	Published Project Description	July-14	Aug-14	Sept-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	June-15	Project Completed
Tuggerah	Reseals Local Roads-General	FOWLER RD : From Change Of Seal to Bridge Abutment													
	Roads To Recovery Program	JOHNSON ROAD. Road Pavement Renewal (Roads to Recovery)													
Tuggerawong	Reseals Local Roads-General	THURSDAY ST : From Cadonia Rd to Tuggerawong Rd													
		THURSDAY ST : From Tuggerawong Rd to Dead End													
Tumbi Umbi	Capital Local Roads Rehab - General/Roads Upgrade	THE RIDGEWAY. Road Upgrade													
	Local Roads Rehab Works/Road Pavement Renewals	FLORENCE AVENUE. Road Pavement Renewal													
	Reseals Local Roads-General	BERTRAM RD : From Eastern Rd to Northumbland St													
		CAROL ANNE CL : From Bertram Rd to Dead End													
		KARENA ST : From The Avenue to Highview St													
Watanobbi	Reseals Local Roads-General	CASEY DR : From Hasluck Dr to Somers Dr													
		COWAN ST : From De L'Isle Dr to Stonehaven Ave													

ROAD UPGRADE / RENEWAL / RESEAL PROJECTS - 2014 / 2015 FINANCIAL YEAR																
Capital Responsibility Centre (RC) No.	(Multiple Items)	SRV Projects														
Suburb Location	Capital RC Name	Published Project Description	July-14	Aug-14	Sept-14	Oct-14	Nov-14	Dec-14	Jan-15	Feb-15	Mar-15	Apr-15	May-15	June-15	Project Completed	
Woongarah	Local Roads Rehab Works/Road Pavement Renewals	HIAWATHA ROAD. Road Pavement Renewal													✓	
Wyong	Local Roads Rehab Works/Road Pavement Renewals	PETERS LANE. Road Pavement Renewal													✓	
		POLLOCK AVENUE. Road Pavement Renewal														
	Reseals Local Roads-General	BOYCE AVE : From Mcdonagh Rd to Riverview Dr														
		BOYCE AVE : From Panonia Rd to Mcdonagh Rd														
		BOYCE AVE : From Riverview Dr to Dead End														
		NORTHCOTT AVE : From Cutler Dr to Partridge Ave														
		NORTHCOTT AVE : From Partridge Ave to Casey Dr														
		RIVERVIEW DR : From Boyce Ave to Change Of Width														
	Shared Pathways	RIVERVIEW DR : From Change Of Width to Boyce Ave														
RIVER RD - shared Pathway Programme (new)																
Wyong Creek	Roads Rehab Minor Rolling Works	LAUFFS LANE. Road upgrade (seal)												✓		

6.4 Fit for the Future

TRIM REFERENCE: F2004/06400 - D11762962

MANAGER: Stephen Naven, Chief Financial Officer

AUTHOR: Marie Hanson-Kentwell; Manager Human Resources

SUMMARY

A report updating the State Government's Fit for the Future Process for NSW Councils. The State Government has recently provided greater detail and guidance regarding the submission requirements of councils. In addition, Councils are required to meet set financial performance indicators. This report also compares Wyong's financial performance on net operating surplus and financial performance ratios compared to Gosford, Lake Macquarie and Newcastle Councils.

RECOMMENDATION

That Council receive the report on Fit for the Future.

BACKGROUND

The NSW State Government has announced up to \$1 billion in a reform package for Local Government in NSW, to strengthen communities and support councils to become "Fit for the Future" The reform package is the State Government's response to the findings of a three year independent review of Local Government.

NSW Councils are required to submit a proposal on how they intend to become Fit for the Future by 30 June 2015. The Government has recently released two submission templates and a panel of Facilitators to assist councils that have agreed to explore the possibility of merging.

Following submission of the proposals in June 2015, the State Government will provide a response in December 2015.

Fit for the Future Submission Templates

The State Government has recently released further information regarding the Fit for the Future process for Councils including the release of two submission templates:

Template 1 Council Merger Proposals – For councils intending to merge. Those Councils must undertake a cost benefit analysis of the proposed merger which may include a Merger Business Case. Councils completing Template 1 must have met the minimum public exhibition requirements for the proposal (28 days), consulted with staff and their submissions endorsed by a resolution of each council involved in the proposed merger.

Template 2 Council Improvement Proposal for Existing Structures – For councils that have sufficient scale and capacity and who do not intend to merge or become a Rural Council.

Councils completing Template 2 must have completed a self-assessment of their current performance and their proposals endorsed by a resolution of Council.

Fit for the Future Facilitation

To assist councils to prepare a structural change proposal by 30 June 2015, the Government is providing support to councils to discuss the options with each other, with the help of a skilled facilitator. Facilitators will only be made available to Councils that have agreed to consider a merger. The Office of Local Government (OLG) will procure a facilitator in consultation with the councils.

The Government has completed a procurement process for the creation of a panel of six expert merger and structural reform facilitators. Panel members have demonstrated their capacity to undertake complex facilitation processes and have a detailed understanding of the challenges facing NSW councils.

Facilitators will play two key roles in the Fit for the Future process:

- 1 To assist groups of councils explore the potential of merging; and
- 2 To assist councils who have undertaken a Merger Business Case to assess its findings and chart a way forward.

Facilitation is one of a number of services coordinated through the OLG One Stop Shop, to assist councils to develop their Fit for the Future roadmaps

Further information about other OLG One Stop Shop services will be made available in separate guides in the near future.

Comparative Financials

The Fit for the Future process requires councils to prepare a roadmap for becoming Fit for the Future, taking account of their community's needs and future financial outlook.

In the templates, Local Government Council's financial performance is measured by various key performance indicators and ratios that are monitored and can be compared accordingly. An explanation of the financial indicators and ratios to be considered by the State Government is provided as Attachment 2.

As part of the Fit for the Future assessment there is a requirement for Councils to indicate performance against these indicators and ratios for three consecutive financial years.

Coinciding with the release of criteria and templates for the Fit for the Future assessment, Councils have recently published their audited Financial Statements for the 2013/14 financial year.

Based on these recently audited financial statements, an analysis has been prepared comparing the financial performance of Wyong Shire Council with neighbouring Councils specifically relevant to Wyong based on the recommendations arising from the Independent Review of Local Government and the Fit for the Future recommendations (Gosford City Council, Lake Macquarie City and Newcastle City Council).

The analysis (included as Attachment 1) shows the performance of Wyong Shire and other relevant councils compared to the State Government benchmarks of performance, and indicates the most favourable versus least favourable result of the Councils included in the comparative analysis.

A Councilor workshop will be held at a Councilor Briefing session on 10 December 2014 to discuss the Fit for the Future templates and facilitation.

Consideration of scale and capacity will be the starting point, based on the NSW Independent Local Government Review Panel's recommendations for each council. Councils may submit proposals for scale and capacity that are different to the recommendations made by the Panel, so long as they are broadly consistent with the Panel's recommendations.

The NSW Independent Local Government Review Panel's Final Report highlighted the case for the southern area of Lake Macquarie around Morriset to be added to Wyong or a new Central Coast council, reflecting expected patterns of urban growth and an orientation towards Sydney. The Report also noted the options for Gosford and Wyong councils to amalgamate or create a multi-purpose Joint Organisation. The Panel's Final Report made the following recommendations for Wyong Shire Council and the Central Coast region:

Recommendation 47 - Seek evidence-based responses from Hunter and Central Coast councils to the Panel's proposals for mergers and boundary changes, and refer both the proposals and responses to the proposed Ministerial Advisory Group for review, with the possibility of subsequent referrals to the Boundaries Commission.

Recommendations 48 - Defer negotiations for the establishment of a Central Coast Joint Organisation pending investigation of a possible merger of Gosford and Wyong councils.

ATTACHMENTS

1	Councils Financial Comparative Analysis	D11763659
2	Financial Comparative Analysis Definitions	D11763675
3	Fit for the Future Template 1	D11763605
4	Fit for the Future Template 2	D11763606
5	Fit for the Future Blueprint	D11763047
6	Fit for the Future FAQ Top 15	D11763051
7	Fit for the Future – Facilitator Guide for Councils	D11744561





2013/14 Comparative Financial Results - Central Coast and Hunter Councils

	WYONG SHIRE COUNCIL	GOSFORD CITY COUNCIL	LAKE MACQUARIE CITY COUNCIL	NEWCASTLE CITY COUNCIL
INCOME STATEMENT	(\$'000)	(\$'000)	(\$'000)	(\$'000)
Total Income (Including Capital Income)	\$243,215	\$279,222	\$236,716	\$241,826
Total Expenses from Continuing Operations	\$221,977	\$267,211	\$194,422	\$223,072
Net Operating Result	\$21,238	\$12,011	\$42,294	\$18,754
Less Capital Grants and Contributions	\$15,765	\$19,314	\$44,824	\$18,000
Net Operating Surplus (Deficit) before Capital Income	\$5,473 ✓	-\$7,303 ✗	-\$2,530 ✗	\$754 ✓

STATE GOVERNMENT PERFORMANCE RATIOS

	WYONG SHIRE COUNCIL	GOSFORD CITY COUNCIL	LAKE MACQUARIE CITY COUNCIL	NEWCASTLE CITY COUNCIL	State Government Benchmark
Operating Performance Ratio	2.92% ✓	-4.44% ✗	1.63% ✓	-0.50% ✗	0%
Own Source Operating Revenue Ratio	87.11% ✓	82.98% ✓	70.21% ✓	86.54% ✓	60%
Unrestricted Current Ratio	1.56 ✓	2.25 ✓	2.06 ✓	3.22 ✓	1.50
Cash Expense Coverage Ratio	8.65 ✓	6.03 ✓	10.07 ✓	8.70 ✓	3.00
Building and Infrastructure Backlog Ratio	0.02 ✓	0.05 ✗	0.07 ✗	0.09 ✗	0.02
Asset Maintenance Ratio	1.00 ✓	0.71 ✗	0.95 ✗	0.85 ✗	1.00
Building and Infrastructure Renewals Ratio	100.33% ✓	84% ✗	106% ✓	50% ✗	100%

LEGEND

	MOST FAVOURABLE Result in Group
	LEAST FAVOURABLE Result in Group
	MET OR EXCEEDED NSW Government Benchmark
	DID NOT MEET NSW Government Benchmark

Financial Comparative Definitions

Operating Performance Ratio

This ratio measures Council's achievement of containing operating expenditure within operating revenue. It's an indication on whether the Council is in surplus (positive), or in deficit (negative).

Own Source Operating Revenue Ratio

This ratio measures council's capacity to fund itself without relying on external funding sources such as operating grants and contributions. The higher the ratio, the less reliant a council is on external grants.

Unrestricted Current Ratio

This ratio is a measure of Council's capacity to pay its bills over the next 12 months. It compares Council's short term assets (cash and assets that can be converted to cash) against its short term liabilities.

Cash Expense Coverage Ratio

This ratio indicates the number of months a Council can continue paying for its immediate expenses without additional cash inflow. It's a measure of the adequacy of cash holdings.

Building and Infrastructure Backlog Ratio

This ratio shows what proportion of Council's total assets are not up to standard (asset backlog). The benchmark is 0.02 (or 2%) of assets.

Asset Maintenance Ratio

Compares actual vs required annual asset maintenance. A ratio of above 1.0 indicates Council is investing enough funds to stop the Infrastructure Backlog growing.

Building and infrastructure Renewals Ratio

This ratio measures the level of investment the council is undertaking in replacing assets. A ratio of greater than 1 indicates a Council is investing enough to replace assets as they deteriorate.

Template 1



Council Merger Proposal



Getting started . . .

Before you commence this template, please check the following:



You have chosen the correct template – only councils that are intending to merge should complete Template 1



You have obtained a copy of the guidance material for Template 1 and instructions for completing each question



You have undertaken analysis of the costs and benefits of the proposed merger. This could include preparing a Merger Business Case for your proposal.



Each council has met the minimum public exhibition requirements for the proposal (28 days) and consulted with staff



Your submission has been endorsed by a resolution of each council involved in the proposed merger.





1. The proposed merger

N.B. This template should be endorsed by all councils within the proposed merger group. The council completing the template on the group's behalf should ensure that endorsements from the other councils are attached to the submission.

1.1 Which councils have agreed to merge and form a new council?

Council A	Council name	Select from the drop-down box	Date of council resolution to support the merger
Council B			
Council C			
Council D			
Council E			
Council F			



1.2 Agreed boundary changes

If there are any external boundary changes proposed in the merger, please provide details below and attach letters of support from the affected councils.



See Guidance material Pg 8 for help completing this section.

1.3 Scale and capacity

Is the proposed merger the same as the Independent Local Government Review Panel recommended for your councils?

(or the same as one option, where more than one was presented)

Yes/No



If NO, please explain:

- Why you have chosen a different grouping
- How your merger proposal is broadly consistent with what the Panel recommended
- How your merger proposal will provide sufficient scale and capacity

For example, your proposal may include different councils from those proposed in the Panel's recommendation





See Guidance material Pg 9 for help completing this section.

2

2. The outcome

2.1 Delivering key priorities and addressing challenges

Priorities	How will the merger help you deliver these priorities?
<i>Priorities for the new council, based on regional plans and the priorities of the existing councils, as identified in their CSPs</i>	
1.	
	
Challenges	How will the merger help you meet these challenges?
1.	
	



See Guidance material Pg 10 for help completing this section.

2.2 Financial and non-financial benefits of the merger

Summarise the key benefits of the proposal and the risk management strategies and assumptions that support your findings

Councils may wish to attach a supporting business case and any research/analysis undertaken

Benefits				
Benefits	Impacts	Assumptions	Risks	Mitigation
				



See Guidance material Pg 11 for help completing this section.

2.3 Financial and non-financial costs of the merger

Summarise the anticipated costs of the proposal and the risk management strategies and assumptions that support your findings.

Councils may wish to attach a supporting business case and any research/analysis undertaken.

Costs				
Costs	Impacts	Assumptions	Risks	Mitigation



See Guidance material Pg 11 for help completing this section.

3. How has the community been involved?

3.1 Discussing the options

Explain how each council has involved the community in the merger proposal discussions



See Guidance material Pg 12 for help completing this section

3.2 Explaining the benefits and costs

Outline how the benefits and costs of the proposal were explained to your community

You may wish to attach examples of the materials circulated



See Guidance material Pg 12 for help completing this section

3.3 Community response

Benefits	
<i>What were the main benefits identified with the proposal?</i> <i>Eg: Savings, improved services, lower rates etc</i>	
	↓
Concerns	
<i>What were the main areas of concern?</i> <i>Eg: Local identity, taking on debt etc</i>	
	↓



See Guidance material Pg 13 for help completing this section.

4. How will the merger help you achieve the benchmarks?

Please provide some estimates to show the new organisation's anticipated performance

4.1 Expected improvement in performance				
Measure/ benchmark	2016/17	2017/18	2018/19	2019/20
Operating Performance Ratio (Greater than or equal to break-even average over 3 years)				
Own Source Revenue Ratio (Greater than 60% average over 3 years)				
Building and Infrastructure Asset Renewal Ratio (Greater than 100% average over 3 years)				
Infrastructure Backlog Ratio (Greater than 2%)				
Asset Maintenance Ratio (Greater than 100% average over 3 years)				
Debt Service Ratio (Greater than 0% and less than or equal to 20% average over 3 years)				
Real Operating Expenditure per capita (A decrease in real operating expenditure per capita over time)				

Template 2



Council Improvement Proposal

(Existing structure)



Council details

Council Name Select from the drop down list 

Date of council resolution endorsing this submission

1.1 Executive summary

Provide a summary (up to 500 words) of the key points of your Proposal including current performance, the issues facing your council and your planned improvement strategies and outcomes.



See Guidance material Pg 9 for help completing this section

1

1.2 Scale and capacity

Does your council have the scale and capacity broadly consistent with the recommendations of the Independent Local Government Review Panel?

(ie, the Panel did not recommend your council needed to merge or become a Rural Council).

Yes/No



If No, please indicate why you are not proceeding with a voluntary merger or creation of a Rural Council as recommended by the Independent Panel and demonstrate how your council has scale and capacity (up to 500 words).



See Guidance material Pg 8 for help completing this section

2. Your council's current position

2.1 About your local government area

Explain the key characteristics of your local government area, your community's goals and priorities and the challenges you face in the future (up to 500 words).

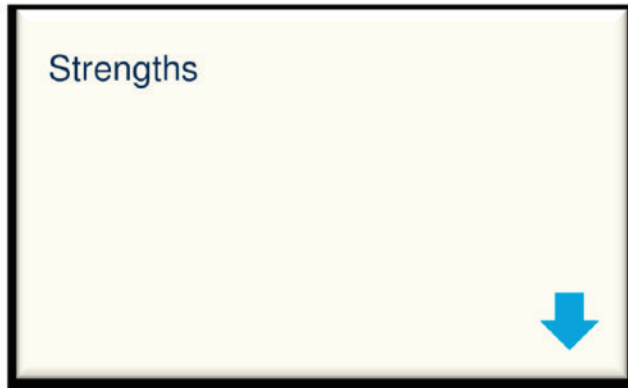
You should reference your Community Strategic Plan and any relevant demographic data for this section.



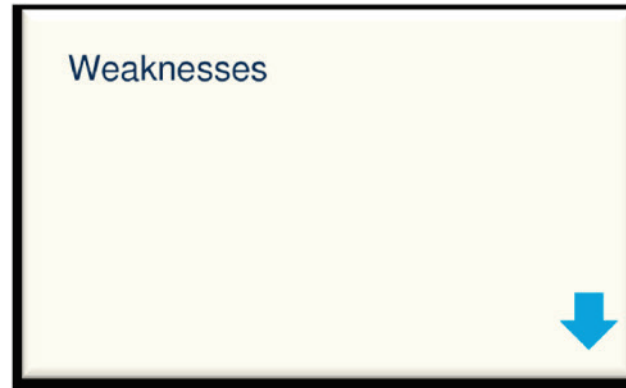
See Guidance material Pg 10 for help completing this section

2.2 Key challenges and opportunities

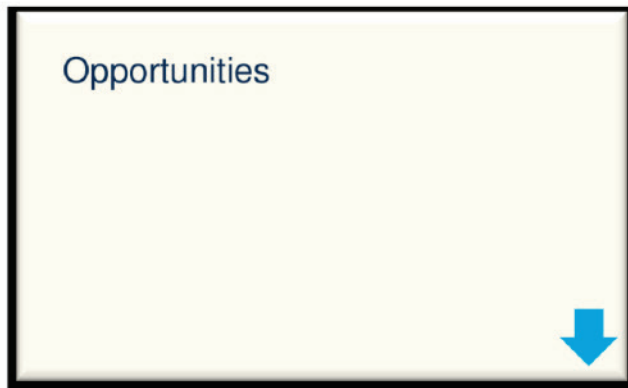
Strengths



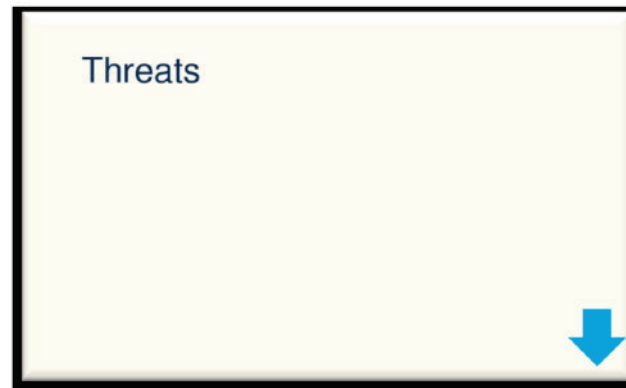
Weaknesses



Opportunities



Threats



See Guidance material Pg 10 for help completing this section

2.3 Performance against the Fit for the Future benchmarks

Sustainability				
Measure/ benchmark	2013 / 2014 performance	Achieves FFTF benchmark?	Forecast 2016 / 2017 performance	Achieves FFTF benchmark?
Operating Performance Ratio (Greater than or equal to break-even average over 3 years)	Calculate using Self- Assessment Tool	Yes/No <i>Automatic calculation</i>	Estimate performance	Yes/No <i>Automatic calculation</i>
Own Source Revenue Ratio (Greater than 60% average over 3 years)				
Building and Infrastructure Asset Renewal Ratio (Greater than 100% average over 3 years)				

If the Fit for the Future benchmarks are not being achieved, please indicate why.

For example, historical constraints/context, one-off adjustments/factors, council policies and trade-offs between criteria.



See Guidance material Pg 11 for help completing this section

2.3 Performance against the Fit for the Future benchmarks

Infrastructure and service management				
Measure/ benchmark	2013 /2014 performance	Achieves FFTF benchmark?	Forecast 2016 / 2017 performance	Achieves FFTF benchmark?
Infrastructure Backlog Ratio (Greater than 2%)	Calculate using Self Assessment Tool	Yes/No <i>Automatic calculation</i>	Estimate performance	Yes/No <i>Automatic calculation</i>
Asset Maintenance Ratio (Greater than 100% average over 3 years)				
Debt Service Ratio (Greater than 0% and less than or equal to 20% average over 3 years)				

If the Fit for the Future benchmarks are not being achieved, please indicate why.



See Guidance material Pg 11 for
help completing this section

2.3 Performance against the Fit for the Future benchmarks

Efficiency				
Measure/ benchmark	2013 /2014 performance	Achieves FFTF benchmark?	Forecast 2016 / 2017 performance	Achieves FFTF benchmark?
Real Operating Expenditure per capita A decrease in Real Operating Expenditure per capita over time	Calculate using Self Assessment Tool	Yes/No <i>Automatic calculation</i>	Estimate performance	Yes/No <i>Automatic calculation</i>

If the Fit for the Future benchmarks are not being achieved, please indicate why.



See Guidance material Pg 11 for help completing this section

2.4 Water utility performance

NB: This section should only be completed by councils who have direct responsibility for water supply and sewerage management.

Does your council currently achieve the requirements of the NSW Government Best Practice Management of Water Supply and Sewerage Framework?

If NO, please explain the factors that influence your performance against the Framework.

How much is your council's current (2013/14) water and sewerage infrastructure backlog?

2.4 Water utility performance

Identify any significant capital works (>\$1m) proposed for your council's water and sewer operations during the 2016-17 to 2019-20 period and any known grants or external funding to support these works.

Capital works			
Proposed works	Timeframe	Cost	Grants or external funding
			↓

2.4 Water utility performance

Does your council currently manage its water and sewerage operations on at least a break-even basis?

If No, please explain the factors that influence your performance.

2.4 Water utility performance

Identify some of your council's strategies to improve the performance of its water and sewer operations in the 2016-17 to 2019-20 period.

Improvement strategies		
Strategy	Timeframe	Anticipated outcome
1.		

3. How will your council become/remain Fit for the Future?

3.1 Sustainability

Summarise your council's key strategies to improve performance against the Sustainability benchmarks in the 2016-20 period, including the outcomes you expect to achieve.



See Guidance material Pg 14 for help completing this section

Explain the key assumptions that underpin your strategies and expected outcomes.

For example the key assumptions that drive financial performance including the use of SRVs, growth in rates, wage increases, Financial Assistance or other operating grants, depreciation, and other essential or major expense or revenue items



See Guidance material Pg 14 for help completing this section

Outline your strategies and outcomes in the table below.

3.1 Sustainability				
Objective	Strategies	Key milestones	Outcome	Impact on other measures
1.	a) b) c)			
				

3.2 Infrastructure and service management

Summarise your council's key strategies to improve performance against the Infrastructure and service management benchmarks in the 2016-20 period, including the outcomes you expect to achieve.




See Guidance material Pg 14 for help completing this section

Explain the key assumptions that underpin your strategies and expected outcomes.



See Guidance material Pg 14 for help completing this section

Outline your strategies and outcomes in the table below.

3.2 Infrastructure and service management				
Objective	Strategies	Key milestones	Outcome	Impact on other measures
1.	a) b) c)			
				

3.3 Efficiency

Summarise your council's key strategies to improve performance against the Efficiency measures in the 2016-20 period, including the outcomes you expect to achieve.



See Guidance material Pg 14 for help completing this section

Explain the key assumptions that underpin your strategies and expected outcomes.



See Guidance material Pg 14 for help completing this section




Outline your strategies and outcomes in the table below.

3.3 Efficiency				
Objective	Strategies	Key milestones	Outcome	Impact on other measures
1.	a) b) c)			
↓				



3.4 Improvement Action Plan

Summarise the key improvement actions that will be achieved in the first year of your plan.

Action plan	
Actions	Milestones
1.	
* Please attach detailed action plan and supporting financial modelling	

Outline the process that underpinned the development of your Action Plan.

For example, who was involved, any external assistance, consultation or collaboration, and how the council has reviewed and approved the plan.



See Guidance material Pg 15 for help completing this section

3.5 Other actions considered

In preparing your Improvement Action Plan, you may have considered other strategies/actions but decided not to adopt them. Please identify what these strategies/actions were and explain why you chose not to pursue them.

For example, neighbouring council did not want to pursue a merger, unable to increase rates or increase borrowing, changes in policy or service standards



See Guidance material Pg 16 for help completing this section



4. How will your plan improve performance?

4.1 Expected improvement in performance					
Measure/ benchmark	2016/17	2017/18	2018/19	2019/20	Achieves FFTF benchmark?
Operating Performance Ratio (Greater than or equal to break-even average over 3 years)					Yes/No <i>Automatic calculation</i>
Own Source Revenue Ratio (Greater than 60% average over 3 years)					
Building and Infrastructure Asset Renewal Ratio (Greater than 100% average over 3 years)					
Infrastructure Backlog Ratio (Greater than 2%)					
Asset Maintenance Ratio (Greater than 100% average over 3 years)					
Debt Service Ratio (Greater than 0% and less than or equal to 20% average over 3 years)					
Real Operating Expenditure per capita A decrease in Real Operating Expenditure per capita over time					

4.1 Expected improvement in performance

If, after implementing your plan, your council may still not achieve all of the Fit for the Future benchmarks, please explain the likely reasons why.

For example, historical constraints, trade-offs between criteria, longer time required.



See Guidance material Pg 17 for help completing this section

5. Putting your plan into action

How will your council implement your Improvement Action Plan?

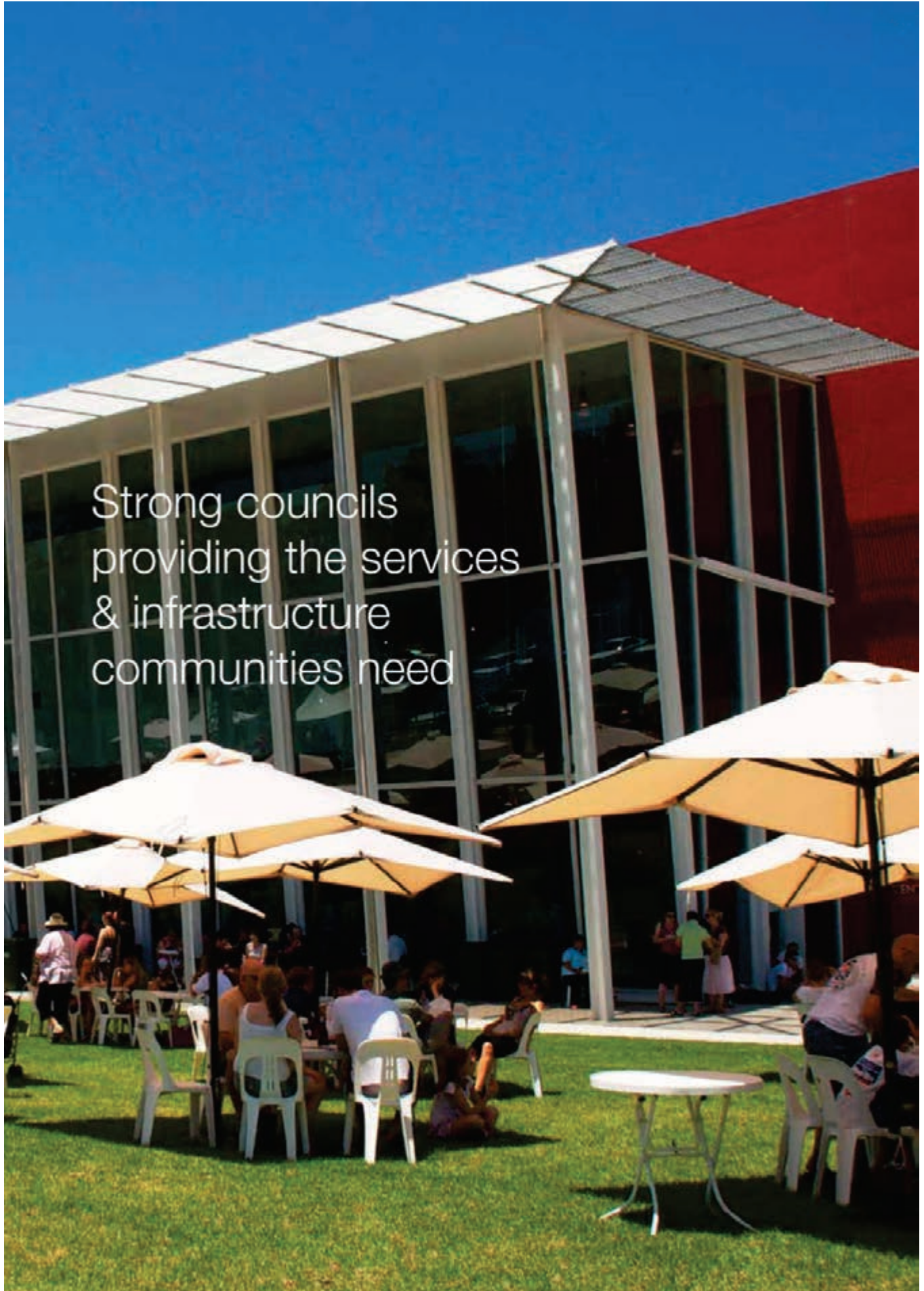
For example, who is responsible, how the council will monitor and report progress against achieving the key strategies listed under Section 3.

Fit for the Future

A Blueprint for the future
of Local Government

SEPTEMBER 2014





Strong councils
providing the services
& infrastructure
communities need

A modern system of local government...



The NSW Government is determined to deliver a strong future for our great State.

To have a strong future, we need strong councils providing the services and infrastructure communities need.

It's clear that our system of local government - with boundaries dating back to the 19th century - will not be able to meet the needs of growing and changing communities. Positive change is needed to ensure that councils will be fit for the future.

We need to build on the strengths of local government and learn from the best councils to develop ways of working smarter together.

We want communities to be stronger and able to grow and prosper.

The NSW Government has been working collaboratively with the State's 152 councils to design a more sustainable system of local government – one that provides

quality services and infrastructure and will help us to deliver the housing, jobs and transport that people need.

That's why we have created the \$1 billion Fit for the Future package – to help councils take the next steps towards change. Together, we can lay the foundations for a smarter system of local government across NSW and I look forward to a vibrant future for our communities.

**Hon Mike Baird, MP
Premier**

Working together to roll out reform...



The NSW Government has been working with local councils since 2011 to achieve our shared vision of strengthening local communities.

Now it is time to take the next step in the reform journey.

Our \$1 billion reform package will provide support and incentives to help each council become Fit for the Future.

We will make improvements to the local government system, including the laws that govern it, the way the State works with councils and the support that councils receive.

The package is based on the Independent Local Government Review Panel's recommendations and reflects the priorities identified by the sector during the consultation process.

The Government will continue to work with the local government sector as we roll out this exciting package of reforms.

To help guide the process, I will be appointing a Ministerial Advisory Group - with representation from Local Government NSW, Local Government Professionals Australia (NSW) and the United Services Union.

Together, State and local government in NSW will create stronger councils and stronger communities.

**The Hon Paul Toole,
Minister for Local Government**



Up to \$1 billion to
help councils become
Fit for the Future

A blueprint for change...

Why are we investing in local government?

The NSW Government is committed to rebuilding NSW.

The people of NSW deserve a great place to live - a strong economy, quality services and a bright and prosperous future. To make this happen, we need everyone to play their part - government, business, communities and local councils.

Local councils have a vital role in shaping communities and helping them grow.

But the system of local government is not working as well as it should be.

More than one-third of the State's councils are facing financial problems.

Many of our growing suburbs are constrained by boundaries that date back to the horse and cart days, and layers of red tape and regulations are making it hard for



people to do business, build homes and receive the services they need.

Something needs to change.

The NSW Government has a plan to revitalise and strengthen local government, investing up to \$1 billion to benefit councils and communities.

This Blueprint outlines what the State will do to cut red tape, invest in reform and help councils work smarter together.

It also explains what we are asking local councils to do to ensure they are fit for the future.



The road to change...

Three years ago, local councils from throughout NSW gathered for a historic summit, Destination 2036, to plan how local government could meet the challenges of the future.

Councils agreed that change was needed.

Councils wanted to be strong and sustainable and to make a positive difference in their community, but there were various views as to how this could be achieved. The local government sector asked the State to appoint an independent expert panel to carry out a review. The Independent Local Government Review Panel consulted widely in developing its final recommendations.

The Panel concluded that for councils to become strong and sustainable, both the NSW Government and the local government sector would have to play a part.

The State is prepared to change the way it works with councils and to support them through meaningful reform.

Local councils must be prepared to consider new ways of working and new structural arrangements.

The Fit for the Future program brings these changes together to lay the foundations for a stronger system of local government and stronger local communities.



Becoming fit for the future...

What's on offer for our councils?

One of the biggest investments in local government reform will be a special program to help NSW councils become **Fit for the Future**.

Councils will be asked to assess their current position and submit a Fit for the Future proposal by 30 June 2015.

Through the work of the Independent Panel, further analysis of how councils manage their finances and infrastructure and feedback from the sector itself has helped us to gain a much clearer picture of what a sustainable council looks like.

The Fit for the Future program will use this picture as a guide to help councils move to a more sustainable position.

The NSW Government wants communities to have confidence that their council is financially sound, operating efficiently and in a strong position to guide community growth and deliver quality services.

We will provide generous assistance and support to councils along the way to help them achieve these important outcomes.

There is a range of funding and technical support on offer and councils who become Fit for the Future will receive further benefits and savings.



\$258m

To help councils who have decided to merge to make the transition and provide services and facilities communities need.



Expert assistance

Funding for experts to help merging councils explore the options and prepare a sound business case.

\$13m

To support local transition committees and ensure elected representatives are involved in the merger process.

One stop shop

Access to the Office of Local Government's One Stop Shop for local government reform, including a regional relationship manager who understands your area.

\$5.3m

To get new regional Joint Organisations up and running.

Facilitators

Access to fully-funded professional facilitators who can help councils begin discussions about how to merge and the benefits for their community.

\$4m

To help small councils (<10,000 population) develop innovative ways of working.

Technical support

Access to a team of technical experts to help prepare your Fit for the Future proposal.

Up to \$600m

Potential savings from cheaper finance for Fit for the Future councils to invest in local infrastructure.



\$153m

Groups of merging councils in Sydney can receive up to \$22.5m to help support their new venture.



The State will provide access to technical experts and facilitators to help councils do the analysis before they proceed with merger plans.



Fit for the Future Councils will have more say in sub-regional planning for Sydney and greater involvement in planning determinations.

Sustaining our global city...

How will stronger councils help Sydney grow?

Sydney is the fastest growing capital city in Australia. In the next 20 years, a further two million people will make the city their home, with most of them settling in Sydney's west.

A new international airport will be established and major growth centres will be developed in the North West and South West regions. Some communities will quadruple their size.

New motorways and freight hubs will be needed, as well as hospitals, schools and large scale sporting facilities.

To cope with this growth and Sydney's emerging role as a Global City, we need a modern, more connected system of local government.

There are currently 41 councils in Greater Sydney, all with their own local rules and regulations.

This means multiple licences, fees and approvals for small business and different development rules for people who want to build or renovate their homes.

It also means people in different suburbs receive different levels of service.

The NSW Government believes everyone in Sydney deserves a strong future.

Our city cannot continue to be constrained by boundaries that were set over 100 years ago.

If we are to deliver the housing, jobs and transport people will need in the next 20 years, we must create a more connected system of local government.

The Fit for the Future program will help councils and their communities take advantage of emerging opportunities.

Fit for the Future councils will have a seat at the table in planning Greater Sydney's future, and will receive more local planning powers.

They will also have access to cheaper finance to build and maintain the facilities that communities need, such as roads, parks, footpaths, sporting facilities and community centres.

The NSW Government is investing up to \$1 billion to create a more connected Global city and a smarter system of local government that can provide the services our growing communities need.



\$105m

Groups of merging councils can receive up to \$13.5m to help support their new venture.



The State will provide access to technical experts and facilitators to help councils do the analysis before they proceed with merger plans.

\$5.3m

To establish new regional Joint Organisations that will give regional communities a greater say in State planning.

\$4m

For a small rural councils innovation fund.

A stronger future for our regions...

How will the changes help regional communities?

Regional communities play a major role in supporting the State's economy.

They put the food on our table and sustain our major export industries, as well as playing a crucial role in education, retail, resources, manufacturing and defence.

For NSW to have a strong future, our regional communities must also be strong.

The NSW Government understands that one size does not fit all for regional communities.

We will provide more than \$5 million in seed funding to establish new regional Joint Organisations that will connect local councils and provide a forum for working with State Government.

The Fit for the Future package will give regional councils a seat at the table in planning growth and major infrastructure for their region and developing local employment opportunities.

We will also provide generous support for councils who are ready to join forces with their neighbours to help their communities grow.

A number of regional councils are already exploring these possibilities and the State Government will support them every step of the way.

Councils who become Fit for the Future will have access to cheaper finance to build and maintain the facilities their communities need, such as better roads and bridges and regional facilities.

We will also establish a \$4 million innovation fund to help our smallest rural councils explore new ways of working together.

Councils with a current, or projected population under 10,000 will be invited to work with the NSW Government in developing a new Rural Council Model.

Finding solutions for the Far West.

Far Western communities have complex and unique needs and are facing real financial and social pressures. They need practical help to deal with these challenges.

People in remote communities deserve quality services and opportunities to grow their region.

The Fit for the Future package will open the way for developing solutions for our Far Western communities that will encourage more connected service delivery.

As a starting point, councils in this region will be invited to a special forum to work through the issues together. They will also not be required to prepare a Fit for the Future proposal at this stage, but are welcome to do so if they choose.

Fit for
the Future
councils...

- ✓ Smarter
- ✓ Sustainable
- ✓ Strategic
- ✓ Community
assets well
planned
& maintained
- ✓ Right services
Right people
Right place
- ✓ Efficient
- ✓ Focussed
- ✓ Community
leaders



What are we asking our councils to do?

Review their situation

Each council will be asked to look at its current situation and consider the future needs of its community and the recommendations of the Independent Panel.

The NSW Government will provide a self-assessment tool to help guide the discussion. The assessment will help councils to get a clear picture of how they are performing in financial management, service delivery and scale of operations. It will also help them to identify what they may need to do to ensure they are Fit for the Future.

Councils will be encouraged to discuss ideas and options with their community and neighbouring local government areas.

The Office of Local Government will help with guidelines and templates and councils can get support from their regional relationship manager through the OLG's One Stop Shop.

Prepare a submission

After considering their situation, councils will be asked to submit a proposal on how they intend to become Fit for the Future by 30 June 2015.

The NSW Government will assist by providing guidelines and templates. Councils can get support from their OLG regional relationship manager and will also have access to expert assistance if they want to look at voluntary merger options.

The Panel's recommendations are a good starting point for how councils can achieve the scale and capacity they require to become Fit for the Future.

For some councils, joining forces with their neighbours may be the best option. The Government will provide generous support if they want to pursue that path. For others, adopting a new Rural Council Model (to be developed in consultation with the sector) may give them the flexibility and support they need. Larger councils who are already performing well may develop strategies to strengthen their operations and improve efficiencies.

The proposals will be assessed by an independent expert panel and councils will receive feedback. The Panel will make recommendations to the Minister for Local Government.

Make the transition

Once councils have a plan in place to become Fit for the Future they will receive assistance and support from the NSW Government to implement their plan.

For merging councils, this includes generous funding to support the transition process and establish their new Fit for the Future venture.

For small councils, the State will provide a special innovation fund to help them set up their new way of working.

Councils in regional areas will also have support in setting up their new regional Joint Organisations.

When Fit for the Future councils have completed their transition, they will have access to a range of opportunities, including cheaper finance options, simplified reporting requirements, priority access to State funding and grants and options for additional planning powers.



You can read more about the Fit for the Future program at: www.fitforthefuture.nsw.gov.au

Cutting red tape...

What other reforms are planned?

The NSW Government is providing record investment in local government to help councils become Fit for the Future.

We are making important changes to the rules that govern the way that councils operate. These changes will cut red tape, save councils money and give them more time to concentrate on the things that matter to their community.

We will change the way that councils measure their performance and their accountability to the community. This includes a new role for the Auditor General to strengthen financial oversight.

We will introduce longer terms for Mayors and clearer roles for council leaders. These changes will help to bring more stability and accountability to councils.

The NSW Government will continue to work with councils to identify more opportunities to improve performance and cut red tape.



Up to \$100m

Reductions in red tape and duplication will save councils up to \$100m.

Financial Assistance Grants

Considering opportunities to direct Financial Assistance Grants to communities with the greatest need.



Greater transparency

A new role for the Auditor General will help councils improve performance and give communities the assurance they deserve in how councils are managed financially.

Two-year terms

Mayors who are elected by the council will serve a minimum term of two years.

Clearer roles

Clarifying roles for mayors, councillors and general managers and providing guidance to help council leaders work more effectively together.



New legislation

A new streamlined Local Government Act that cuts red tape and puts Integrated Planning and Reporting at the centre of council activities.

Smarter procurement

Legislative changes that will give councils more flexibility with procurement and managing contracts on a regional basis.

Regulatory review

An independent review of the regulatory burden on NSW councils to identify opportunities to improve outcomes and avoid duplication.

Simplified reporting

Simplified reporting requirements, with further flexibility for councils who become Fit for the Future.

Rating review

An independent review of the rating system, in line with the Independent Panel's recommendation.

How can I get involved?

Fit for the Future key milestones



Find out more about Fit for the Future at:

www.fitforthefuture.nsw.gov.au

- Read the Government response to the Independent Panel and Local Government Acts Taskforce final recommendations.

- Find out more about the plans for Regional Joint Organisations.

- Read the guidelines for preparing a Fit for the Future proposal for your council and more...

Fit for the Future



www.fitforthefuture.nsw.gov.au



FREQUENTLY ASKED TOP 15

1. What is the estimated saving to councils from accessing the TCorp borrowing facility?

The amount each council saves from using the TCorp borrowing facility will be dependent on how much it currently borrows and at what rate.

Up to \$600 million in potential savings has been identified under a TCorp borrowing facility. This is based on the current council borrowing of \$3 billion being undertaken through TCorp at a cheaper rate over 10 years.

If councils increase borrowing to address the infrastructure backlog this figure may be higher.

2. We know that councils are receiving \$258 million for voluntary mergers. But will there be more funding to support the creation of shared services?

Councils will continue to have the opportunity to share services to improve services and efficiency. The Government is providing funding and support for mergers, based on calls from the sector for incentives to make structural changes.

The Government is also providing a \$4 million innovation fund to assist small councils in rural NSW to develop innovative ways of working, which may include shared services.

3. What does the Government consider appropriate scale and capacity under the Fit for the Future reforms?

The Independent Local Government Review Panel made a range of recommendations for structural change in local government, including suggestions for voluntary mergers and the creation of Rural Councils. It spent two years examining research and evidence on financial sustainability, past mergers and strategic capacity, and consulting councils and communities about the challenges they face and the options available. Rather than apply a one-size-fits-all solution to scale and capacity (for example, a set population size, budget or geographical area), it made recommendations based on its understanding of each area.

The Government is asking councils to use this work as a starting point for deciding if each council has the right scale and capacity to be Fit for the Future. So where the Independent Panel has proposed a merger, the council may accept this recommendation or put forward a proposal that is broadly consistent with the recommendations of the Panel.

4. The Government has committed \$258 million to support mergers under the Fit for Future package. Is this tied funding?

No. \$258 million is available to assist councils that decide to merge (\$153m for Sydney councils and \$105m for regional councils). This will be provided once the new council is established and can be used at the discretion of the new entity.

5. Where the Independent Panel recommended a merge, what are councils required to do?

Councils are required to put forward a business case by 30 June 2015 showing the anticipated benefits that will occur as a result of any merger. All business case proposals will be assessed by the Expert Panel. Merging councils will not be required to address the other Fit for the Future criteria by 30 June 2015, but will be required to do so following the establishment of the new entity, within a reasonable timeframe.

The Government is providing funding to support councils to prepare a business case to identify the benefits of any merger, which may include financial benefits, greater strategic capacity and combining scarce resources and expertise to achieve better community outcomes. The Government recognises that creating a new council is a complex task that will take time to deliver benefits to the local community.

6. How are we expected to know if our community supports a merger?

The Government is providing funding to support councils to prepare a business case to identify the benefits of a merger and consult with the community on the benefits. It is up to each council to decide whether a merger is right for the community, based on the recommendations of the Panel, the council's understanding of the community's needs and its ability to meet those needs, as identified through Integrated Planning and Reporting.

7. What if we want a merger that is different to what the Panel recommended?

The Government is asking councils to use the recommendations of the Panel as a starting point for deciding if each council has the right scale and capacity. If councils believe a different merger will provide sufficient scale and capacity, they should prepare a business case to support this. If the Panel recommended that the council already has sufficient scale and capacity without merging, they are required to prepare a plan for how they will meet the other three Fit for the Future criteria.

8. How will fit for future proposals be assessed and how long will it take?

The government will establish an expert panel to assess each proposal. Details on this panel will be made available in the near future. It is proposed to assess all proposals by October 2015.

Further information on what will be required in Fit for the Future proposals, including a self-assessment tool and detailed guidance will be made available by the end of October.

9. Why is the Government not establishing Joint Organisations in Sydney?

The Independent Local Government Review Panel recommended a number of mergers for Sydney councils. The Government is providing significant funding, support and incentives to help councils to merge. Councils in Sydney can continue to collaborate through Regional Organisations of Councils.

10. Can our council be a member of a different Joint Organisation to the one proposed by the Panel?

The Government is committed to creating Joint Organisations across regional NSW from 2016/17 that are aligned with or nested within regional State Planning Boundaries. This is to

support councils and the State to undertake effective regional strategic planning. All councils outside Greater Sydney and the Far West will be a member of a Joint Organisation. The Panel consulted extensively to recommend Joint Organisations based on these boundaries. However, the Government will consider alternative proposals, provided any proposal aligns with State Planning Boundaries and enables effective regional strategic planning. The Joint Organisation pilot process will also explore an 'associate member' option, to allow councils to continue to collaborate across regional planning boundaries where they share a community of interest.

11. What will happen to County Councils and Regional Organisations of Councils once Joint Organisations have been established?

The role of county councils will be considered as part of the trial process of Joint Organisations. It will be up to member councils to determine the future of Regional Organisations of Councils.

12. Should councils with less than 10,000 people become a Rural Council?

The Independent Local Government Review Panel recommended a number of councils become a Rural Council where neither merger nor regional collaboration on their own offer the best way forward. The Government recognises the potential for a new structural model with reduced red tape and compliance costs for small rural communities and wants to work with councils to develop this model further. In developing the model, the Government is interested in involving a broader range of rural councils (with populations under 10,000) to support those councils the Panel recommended become a Rural Council make an informed decision.

13. The Independent Review Panel recommended a number of reviews into specific areas of local government. When will these commence?

The Government is planning on commissioning IPART to commence both the IPART rating and compliance reviews this year and completing the review of Financial Assistance Grants to inform the next funding round. Councils will have the opportunity to contribute to all of these reviews.

14. Will councils still be able to apply for Special Rate Variations?

Councils that have identified a need to increase rates through Integrated Planning and Reporting should make an application to IPART for a special rate variation.

15. How will the One Stop Shop Facilitators be made available to councils?

The Office of Local Government is establishing a panel of facilitators with appropriate skills and experience to support councils to come together to explore structural options. A Facilitator Support Guide will soon be released. Councils can contact their OLG Relationship Manager for more information.

Fit for the Future

Facilitation support guide



ACCESS TO SERVICES

The Office of Local Government is located at:

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NOWRA NSW 2541

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SYDNEY NSW 2000

PO Box R1772
ROYAL EXCHANGE NSW 1225

Phone 02 9289 4000
Fax 02 9289 4099

Email: olg@olg.nsw.gov.au
Website: www.olg.nsw.gov.au

OFFICE HOURS

Monday to Friday
8.30am to 5.00pm

(Special arrangements may be made if these hours are unsuitable)

All offices are wheelchair accessible.

ALTERNATIVE MEDIA PUBLICATIONS

Special arrangements can be made for our publications to be provided in large print or an alternative media format. If you need this service, please contact our Executive Branch on 02 9289 4000.

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Produced by the Office of Local Government



FIT FOR THE FUTURE FACILITATORS

This guide provides an overview of the Panel of expert Facilitators who will assist, at the request of councils, in bringing councils together to discuss structural change.

The Panel has been appointed by the Office of Local Government (OLG), following a competitive shortlisting process. Panel members have demonstrated their capacity to undertake complex facilitation processes and have a detailed understanding of the challenges facing NSW councils.

Councils requesting facilitation will be asked to nominate two preferred Facilitators from the Panel, based on which the OLG will undertake targeted procurement. The OLG will enter into an agreement with the Facilitator and meet 100% of the cost.

The Facilitator Panel will be active until 30 June 2015, to enable councils to access facilitation services throughout the Fit for the Future process.

WHY USE A FACILITATOR?

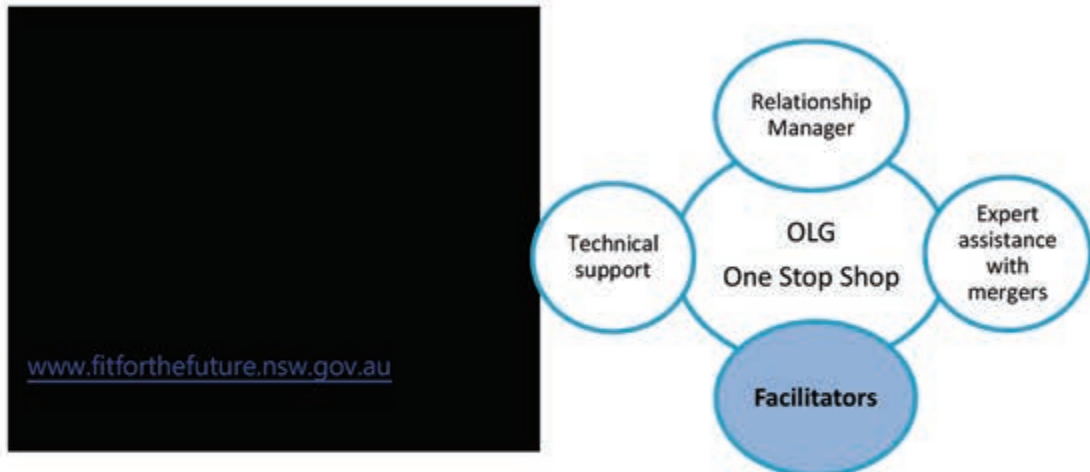
The Fit for the Future process requires councils to prepare a roadmap for becoming Fit for the Future, taking account of their community's needs and future outlook.

Consideration of scale and capacity will be the starting point, based on the Independent Panel's recommendations for your council. Councils may submit proposals for scale and capacity that are different to the recommendations made by the Panel, so long as they are broadly consistent with the Panel's recommendations.

To assist councils to prepare a structural change proposal by 30 June 2015, the Government is providing support to councils to discuss the options with each other, with the help of a skilled facilitator. Facilitation can help with initiating conversations in a neutral way, in understanding the issues and challenges and in building consensus on the approach to change.

OFFICE OF LOCAL GOVERNMENT ONE STOP SHOP

Facilitation is one of a number of services coordinated through the OLG One Stop Shop, to assist councils to develop their Fit for the Future roadmaps.



OVERVIEW OF THE FACILITATION PROCESS

Facilitators will play two key roles in the Fit for the Future process:

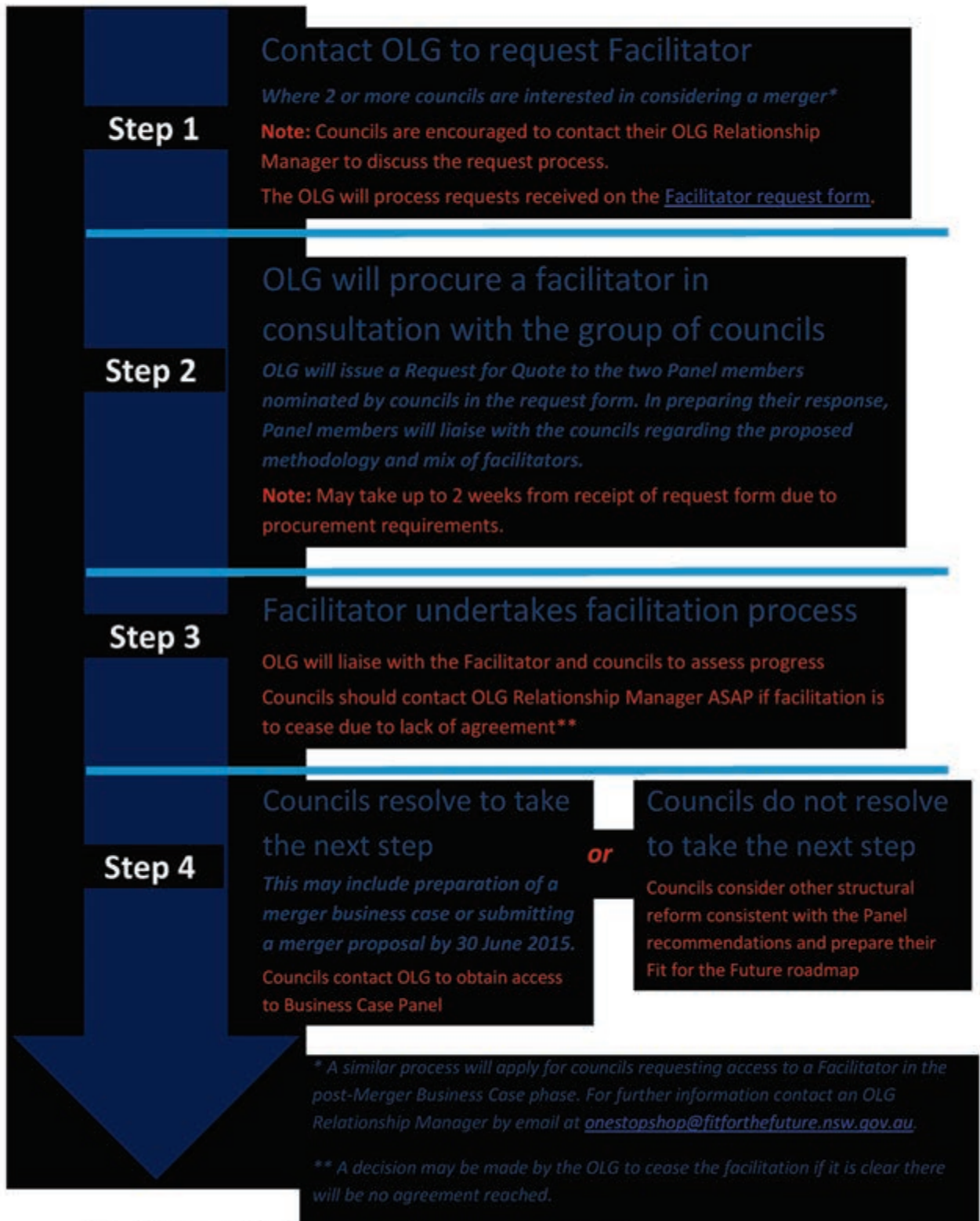
1. To assist groups of councils explore the potential of merging and
2. To assist councils who have undertaken a Merger Business Case to assess its findings and chart a way forward.

Facilitators will develop tailored facilitation plans to suit the needs and local circumstances of each group of councils. This could include the following:

- one-to-one session(s) with each council in a group to develop an understanding of each council's current state and views, and
- group workshop(s) with all councils in the group to explore and discuss opportunities, and identify and resolve obstacles to merging.

The OLG will regularly check-in with the Facilitator and councils over the course of the facilitation. Facilitators will be required to respect the confidentiality of each council in relation to any information passed on to the OLG and other councils.

ACCESSING A FACILITATOR



FACILITATOR PANEL

Advanced Dynamics



www.advanced-dynamics.com.au

Contact:

Susan Law
Managing Director

P: 0405 313 836

E: susan.law@LKSQuaero.com

Advanced Dynamics is a New South Wales based company but our experience has been gained in New Zealand, the United Kingdom, South Africa and Australia, over nearly two decades.

We are no-nonsense people who know how to help local government through really challenging times of change. We've helped Councils in the NSW, WA, NZ and the UK achieve real results – from merging leadership teams and administrations to making cash savings from changing the way they work.

Our experienced facilitators have worked with public sector organisations as well as the private sector to resolve tough and complex issues. Our approach is to help people to look at issues from fresh angles while applying our knowledge of the environments in which these organisations operate.

Advanced Dynamics' facilitators come from varied backgrounds. We have those who can bring objectivity from outside the local government sector as well as those who have the deep knowledge of having been part of the sector at both an elected and appointed capacity.

We understand the multi-layered 'community-elected member-administration' dynamic. Recently we have been very involved in many different capacities with the local government reform programs of Western Australia, South Australia and New South Wales.

Nominated facilitators

- Peter Cooper
- Alison Dalziel
- Andrew Betts
- Susan Law
- Mark Potter
- Peter Gesling
- David Gourlay
- Greg Mackie
- Benjamin Taylor
- Chris Stratten

Elton Consulting



www.elton.com.au

Contact:

Kim Anson

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Elton Consulting has been a trusted advisor to local government across NSW and Australia for over 25 years. We have worked regularly with both executive management and elected Councillors in individual councils and ROCS.

Our services to councils include: strategic and business planning, organisational and service improvement, facilitation of complex processes, and designing and supporting structural change.

Our senior staff understand the governance, business and operations of local government and the roles of State and local government. Many have previously held executive roles in councils and State agencies.

Our nominated facilitators are expert consensus builders, facilitators and mediators. We have assisted many sensitive, multi-party discussions through to successful outcomes. We are skilled at helping to navigate complexity, build consensus and identify practical, contemporary solutions.

We worked with the Division of Local Government and key local government stakeholders in 2011 to deliver the Destination 2036 workshop in Dubbo, including the discussion paper, design and facilitation of workshops and the outcomes report, including a draft Action Plan.

We have supported councils and ROCS to consider reform directions over the last three years. Our independent and trusted facilitation combines with our deep knowledge of local government to add value to the process of identifying strategic directions and practical solutions.

Nominated facilitators

- Brian Elton – Managing Director
- Kim Anson – General Manager
- Brendan Blakeley – Associate Director
- Robert Mellor – Associate

Ernst & Young



[www.ey.com/Government and Public Sector](http://www.ey.com/GovernmentandPublicSector)

Contact:

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EY has been advising government clients in Australia and overseas for many years to review, restructure and improve their services, operations, performance, assets and infrastructure.

We are highly experienced in facilitating complex stakeholder consultations and negotiations to achieve positive outcomes, and are renowned for our independence, responsiveness and professionalism.

Our approach to each engagement is tailored to the needs and expectations of the clients and stakeholders involved, rather than imposing any pre-conceived views or process. This is possible because we have the ability to draw from a proven national network of highly experienced facilitators with an understanding of the key issues, challenges and drivers facing the local government sector in NSW and other Australian jurisdictions.

With recent experience in WA facilitating merger discussions between local councils, EY has a strong independent brand and market presence to support and facilitate Councils' discussions in regards to the Fit for the Future process.

Nominated facilitators

- Adrian Renouf
- Larni de Courtenay
- Peter Rohan
- Liam O'Connell
- Andrew Ozga
- Ben J Holland

Kathy Jones and Associates (KJA)



www.kjassoc.com.au

Contact:

Natalie Boyd –
Communications Director
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We are pleased to present Kathy Jones (Principal, KJA) and Ian Colley (Facilitation Specialist) as project facilitators. Both are senior practitioners with impeccable reputations and experience in strategic stakeholder engagement, facilitated processes, issues management and relationship development for government and the private sector.

Kathy and Ian understand the dynamics of engaging with high level stakeholders and know how to manage issues-based engagements. They have the ability to confidently lead and direct conversations ensuring each workshop process results in a positive and engaging experience.

Kathy Jones is one of Australia's leading stakeholder engagement strategists. She has over 20 years of experience in facilitation for both private industry and the public sector. She is one of three founding directors of newDemocracy and is passionate about effective local government.

Kathy has guided General Managers, CEOs, boards, executive teams and senior management during crises, policy change and transformation. With extensive experience in Local, State and Federal government agencies, Kathy has designed and facilitated successful consultation processes for some of the nation's major projects and organisations including Barangaroo, Transport for NSW, WestConnex, AGL, Transgrid and Orica.

Ian Colley has facilitated hundreds of projects in business, government and community settings and also teaches facilitation at the University of Technology, Sydney. His focus is on building common ground between multiple stakeholders, solving difficult problems and creating clarity about uncertain futures.

Ian's career is based on a rich background in senior public policy roles, along with hands-on experience in ambitious practical reforms. With high profile clients such as American Express, UTS and IBM, and numerous NSW councils, he has a unique depth of experience to deal with 'tricky issues' through strong leadership and strategic communication skills.

Nominated facilitators

- Kathy Jones
- Ian Colley

Morrison Low



www.morrisonlow.com

Contact:

Dan Bonifant

Director

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0427 111 884

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d.bonifant@morrisonlow.com

Morrison Low is an Australasian management consulting firm. We are market specialists in local government and pride ourselves on building long-term relationships with our clients.

Local government is our main focus. Our expertise has been relied on by local government for almost fifteen years. With a team of people who have worked in virtually every aspect of local government, both across Australasia and internationally, we take a collegiate, integrated approach towards developing valuable, strategic and practical solutions. We specialise in assisting organisations improve their performance through examining and aligning strategies, structures, processes, systems and resources.

Morrison Low has significant recent experience in structural reform across multiple jurisdictions (QLD, WA, NSW and NZ) which means we understand and have helped councils identify and address the issues that typically arise around local government structural reform. In addition, we have facilitated councils through structural reform from the very beginning of the idea for mergers, through to the applications process, and finally the planning and implementation of successful mergers.

Our facilitator team is based around a core of experienced, well regarded local government professionals. Many of the nominated facilitators have personally been involved in/affected by amalgamations previously. They genuinely do understand the impacts on staff and councils. Importantly, our facilitators are supported by experts in infrastructure, finance and strategic planning who will provide valuable analysis and support to the Facilitators.

Nominated facilitators

- Bruce Nicholson
- Greg Wright
- Martin Bass
- Coreen Adamson
- Stephen Bunting
- Ian Reynolds

Third Horizon



www.thirdhorizon.com.au

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Robert Kelly

Director

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or +61 2 9333 6000

E: robert.kelly@thirdhorizon.com.au

www.thirdhorizon.com.au

We are a firm that focuses on working with clients to implement major reform across government and the private sector. For this project we have assembled a team of facilitators who represent an intentional mix of deep local government experience and those who are completely independent from any local government entity. Those with deep local government experience know the business of local government in NSW intimately and have worked with over 80 Councils across the State - two of our facilitators were key members of the Local Government Acts Taskforce. We are also aware that in some instances it will be important to have a facilitator who is completely independent and impartial.

Our facilitators have proven experience achieving positive outcomes in complex, politically charged and challenging stakeholder engagements. Our track record of implementing large change initiatives across the public and private sectors attests to our ability to collaboratively engage with senior leaders to build practical and long-lasting solutions that respond to the organisation's needs.

We have helped most of the State's departments and its agencies, including many Federal departments. We have extensive experience working with clients to facilitate and enable effective integration from identifying and realising merger synergies to identifying and managing the associated risks. Our facilitators are adept at asking the right questions to ensure successful outcomes. Our experience includes helping government departments with business and financial planning, managing business improvement services and identifying technology improvements.

Our understanding of government at all levels gives us insight into what is required to provide quality outcomes in a timely and collaborative manner with Councils.

We look forward to the opportunity of partnering with you to help achieve successful outcomes.

Nominated facilitators

- Steven Beattie
- Michael Johnson
- Dr Ian Tiley
- Stephen Blackadder
- David Jones
- Stephen Timm
- Lyndal Hughes
- Steven Metzmacher
- Julie Vincent
- Robert Kelly

FACILITATOR REQUEST FORM

- The OLG will process requests that are received on this request form (an editable version of this form is available at www.fitforthefuture.nsw.gov.au).
- It is assumed that the Mayors and General Managers of all of the councils listed below have agreed to submit the Facilitator Request Form.
- The form can be submitted by any of the listed councils. However, councils are asked to ensure that only one copy of the form is submitted.

Please send the completed form to: onestopshop@fitforthefuture.nsw.gov.au

Details of requesting councils (provide details of all councils/contacts in facilitation grouping)	
Council #1	
Contact: (eg: General Manager)	
Council #2	
Contact:	
Council #3	
Contact:	
Council #4	
Contact:	
Council #5	
Contact:	
Council #6	
Contact:	

Preferred Facilitator (nominate 2 from Facilitator Panel)		
Approved Facilitator name	Preference no. (1 or 2)	Reason (max 100 words) <i>This may include preference for an individual facilitator, although this cannot be guaranteed.</i>
Advanced Dynamics (Australia) Pty Ltd		
Elton Consulting Group Pty Ltd		
Ernst & Young		
Kathy Jones and Associates (KJA)		
Morrison Low Consultants Pty Ltd		
Third Horizon Consulting Pty Ltd		

FACILITATOR REQUEST FORM (page 2)

Current merger discussion	
Provide an overview of the level of progress in current merger discussions between these councils	
Prior merger discussions	
Provide an overview of any previous merger discussions that have taken place between these councils, or councils within this group	
Links to relevant studies or research	
Provide the details of (and links to) any research or studies relevant to this merger discussion (eg: options report, scoping study, business case etc)	

FURTHER INFORMATION

Enquiries about the Facilitator application process should be directed to Office of Local Government Relationship Managers via email to onestopshop@fitforthefuture.nsw.gov.au.

If you wish to speak to a Relationship Manager, please call 02 4428 4100.

6.5 Outstanding Questions on Notice and Notices of Motion

TRIM REFERENCE: F2013/02042-02 - D11691017

MANAGER: Lesley Crawley, Manager

AUTHOR: Fiona Kurtz; Councillor Services Officer

SUMMARY

Report on Outstanding Questions on Notice and Notices of Motion.

RECOMMENDATION

That Council receive the report on Outstanding Questions on Notice and Notices of Motion.

ATTACHMENTS

- | | | |
|---|--|-----------|
| 1 | Outstanding Questions on Notice and Notices of Motion - 12 November 2014 | D11751885 |
|---|--|-----------|

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
12	Property and Economic Development	Stefan Botha	8.2 Notice of Motion - Waste Initiatives 299/13 <i>That Council <u>request</u> the General Manager to provide a briefing to Councillors which identify possible applications to the 'Supporting Local Communities – Local Government Program'.</i>	13 March 2013 Cr Nayna	Resolution 3 – Currently waiting on EPA to provide more information – expected in the third quarter of 2014. Resolutions 297/13, 298/13 and 300/13 were to be noted. Resolution 301/13 – Completed.
56	General Managers Unit	Brian Glendenning	Mayoral Minute – Central Coast Water Board General Meeting 1259/13 <i>That Council <u>direct</u> the General Manager to investigate and report the governance options around the Wyong Water Authority.</i>	23 October 2013 Cr Eaton	1255/13 - Completed 1256/13 - Completed. 1257/13 - Completed. 1258/13 - Completed. 1259/13 – Options are being investigated and a report will be prepared – Date of submission to Council to be advised.
84	Community and Recreation Services	Brett Sherar	5.1 Notice of Motion - Council Policy Results in Vandalism 497/14 <i>That Council <u>note</u> further reports of large scale public tree poisoning at Mazlin Reserve Norah Head.</i> 498/14 <i>That Council <u>investigate</u> the complaints and report on this and other similar recent vandalism events.</i> 499/14 <i>That Council <u>recognise</u> that policing this type of vandalism is often unproductive and that the catalyst for such acts may well be a consequence of past Council Policy.</i> 500/14 <i>That Council <u>note</u> its previous resolution to undertake a common sense review of its Tree Policy for private land.</i> 501/14 <i>That Council <u>undertake</u> a review of its Tree Policy for Public Lands with a view to developing a more balanced approach to future planting and species choice, particularly around the issue of 'View Sharing' and how that is legislated for in the area of construction and building.”</i>	Clrs Best, Taylor, Troy 14 May 2014	Response to be provided end of November 2014.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
92	General Manager's Unit	Brian Glendenning	<p>Q69/14 Vandalism and Penalties</p> <p><i>"Mr Mayor,</i></p> <p><i>I note in a recent press article that wilful and wanton destruction of earthmoving equipment was carried out at Council's Lake Haven cinema construction site, allegedly by a gang of youths that were captured on CCTV footage, causing thousands of dollars in damages.</i></p> <p><i>Council appreciates the good work of Staff and the Police in apprehending these individuals and recognises the hundreds and thousands of dollars Council has poured into CCTV surveillance across the shire.</i></p> <p><i>Mr Mayor, could staff please, at the appropriate time, advise Council of the outcome / any court determinations around these acts of vandalism? I do hope the court is in step with Community expectations?"</i></p>	<p>28 May 2014</p> <p>Cr Best</p>	Investigations into this matter are continuing and a response will be provided at a future meeting.
97	General Manager's Unit	Lesley Crawley	<p>7.2 Notice of Motion - Review of Code of Meeting Practice</p> <p>1092/14 <i>That Council review its Code of Meeting Practice to provide persons who wish to address Council on any agenda item, the opportunity to have the matter brought forward to the commencement of the meeting, thereby avoiding residents having to wait, often for 3 or 4 hours, to address their Council.</i></p>	<p>Cr Best</p> <p>24 September 2014</p>	Currently on public exhibition. Response to be provided December 2014.
99	Property and Economic Development	Maxine Kenyon	<p>Q77/14 Council Building Security</p> <p><i>"Could the General Manager investigate the current adequacies of security in the Council building for meeting and everyday business and report back to Council on his findings?"</i></p>	<p>Cr Troy</p> <p>24 September 2014</p>	Response to be provided at Ordinary Meeting 10 December 2014.
100	Community and Recreation Services	Brett Sherar	<p>2.1 Mayoral Minute - Consideration for Further Patrolled Beach in North of Shire to Meet Future Growth Needs</p> <p>1169/14 That Council request staff to provide a report on:</p> <ul style="list-style-type: none"> • The need for a further patrolled beach in the north of the Shire • The appropriate timing of provision of a patrolled beach in that area • Cost to deliver this service to the community. 	<p>Cr Eaton</p> <p>22 October 2014</p>	Response to be provided March 2015.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
101	Community and Recreation Services	Brett Sherar	2.2 Mayoral Minute - Christmas Party at Memorial Park to coincide with the Tuggerah Lakes Mardi Gras <i>1170/14 That Council request staff to investigate the viability of incorporating a Christmas Party with the Ward Forum at Memorial Park The Entrance on the Saturday evening of the Mardi Gras.</i>	Cr Eaton 22 October 2014	Response to be provided at a future meeting.
103	Property and Economic Development	Steve Mann	9.1 Notice of Motion - Council's Support for Seniors Accommodation <i>1220/14 That Council note concerns raised by the Community in relation to Council's initiative to provide land to establish affordable Seniors living in the Wadalba area.</i> <i>1221/14 That Council request the General Manager to provide a report which includes the options, the development process and indicates what legal mechanisms are available to Council to provide certainty of usage, of the identified land, for seniors accommodation.</i> <i>1222/14 That Council reaffirm its commitment to providing adequate Seniors services including suitable housing options in appropriate and convenient locations in the Shire.</i> <i>1223/14 That Council recognise the intergenerational support and benefits of locating seniors in close proximity to their families.</i>	Cr Best 22 October 2014	Response to be provided at Ordinary Meeting 10 December 2014.
104	Infrastructure and Operations	Peter Murray	Q78/14 Gwandalan and Summerland Point Peninsula Improvement Group <i>"Mr Mayor,</i> <i>My question is on behalf of the residents of our Shires North.</i> <i>As their local Council representative I am seeking to assist them with feedback/information around the issues contained in their attached letter.</i> <i>The Gwandalan and Summerland Point Peninsula</i>	Cr Best 22 October 2014	Response to be provided at Ordinary Meeting 26 November 2014.

No	Department	Responsible Officer	Question Asked / Resolution	Meeting Asked/ Councillor	Status
			<p><i>Improvement Group (GASPPIG) are meeting to discuss and seek clarity from Council on these issues.</i></p> <p><i>To assist them could you please provide suitable correspondence to be sent to the Secretary of the group for tabling at their upcoming community meeting scheduled for Nov 11th. Thank you?"</i></p>		

**QUESTIONS ON NOTICE AND NOTICES OF MOTION REMOVED SINCE
22 OCTOBER 2014**

	Department	Question on Notice / Notice of Motion	Date Asked/ Councillor	Status
95	Infrastructure and Operations	8.1 Notice of Motion – Lake Haven Cinema and Shopping Centre Footpath access audit	13 August 2014 Cr Best and Cr Troy	Report included on Agenda – Ordinary Meeting 12 November 2014.
102	General Manager's Unit	2.3 Mayoral Minute - Wyong Regional Chamber of Commerce - October Breakfast Meeting	Cr Eaton 22 October 2014	Completed.
105	Community and Recreation Services	Q79/14 Norah Head Boat Ramp Update	Cr Best 22 October 2014	Confidential Councillor Business Update sent 31 October 2014.